

CITY OF SAN ANTONIO

Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
First Floor

October 20, 2009
Tuesday, 12:45 PM

ZONING COMMISSIONERS

Carolyn Kelley – District 1	David Christian – District 7
Barbara Hawkins – District 2	Billy J. Tiller – District 8
Jim Myers – District 4	Susan Wright – District 9
Joe Valadez – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Don Gadberry – District 3	
Chairman	

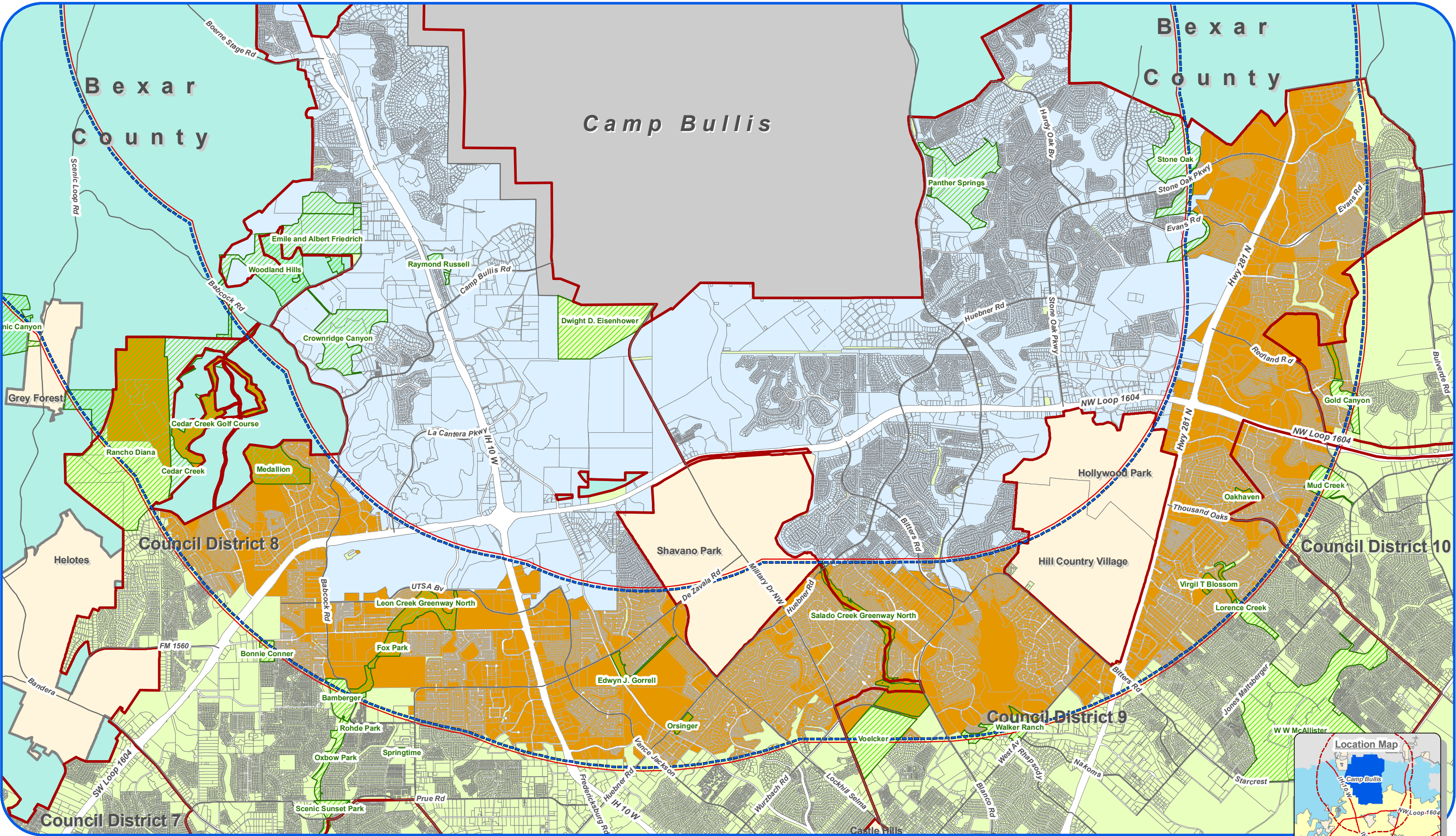
1. **12:45 PM - Tobin Room** – Work Session on related items, discussion of policies and administrative procedures and any items for consideration on the agenda for October 20, 2009.
2. 1:00 P.M. Board Room– Call to Order
3. Roll Call.
4. Pledge of Allegiance.
5. Approval of October 6, 2009 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2009154 ERZD:** A request for a change in zoning from multiple zoning districts to multiple zoning districts, to add the Military Lighting Overlay District (MLOD) on all properties between three (3) to five (5) miles of the exterior border of the Camp Bullis Training Site and within the City of San Antonio municipal boundary. (Council District 8, 9 and 10)
7. **ZONING CASE NUMBER Z2009124 CD S (B):** A request for a change in zoning from “I-1” General Industrial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Wireless Communication System, “C-3NA” General Commercial, Nonalcoholic Sales District, “C-2” Commercial District, “RM-4” Residential Mixed District, “R-4” Residential Single-Family District to “C-2 CD” Commercial District with a Conditional Use for an Office Warehouse, “C-2 CD” Commercial District with a Conditional Use for Sign Manufacture, “C-2P S” Commercial Pedestrian District with a Specific Use Authorization for Wireless Communication System, “C-1 CD” Light Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District on Lot 5 and the east 12.5 feet of Lot 4, Block 174, NCB 9083; Lot 16 and the east 12.5 feet of Lot 17, Block 174, NCB 9083; Lot 5 and the east 12.5 feet of Lot 4, Block 185, NCB 9086; Lot 16 and the east 12.5 feet of Lot 17, Block 185, NCB 9086; Lot 25, NCB 11684; Lot 8, NCB 11690; Lot 14, NCB 11690; Lots 19 and 20, Block 198, NCB 9656; Lot 6, Block 10, NCB 10382, Multiple addresses along Mardell Street, Alhambra, El Monte Boulevard, and West Avenue. (Council District 1)

8. **ZONING CASE NUMBER Z2009140:** A request for a change in zoning from “R-4” Residential Single-Family District to “C-2” Commercial District on Lot 5, Block 69, NCB 3667, 323 Northwest 24th Street. (Council District 5)
9. **ZONING CASE NUMBER Z2009155 CD:** A request for a change in zoning from “C-2P” Commercial Pedestrian District to “C-2P CD” Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales on Lot 178 and east 20 feet of Lot 177, Block H, NCB 8360, 1158 Bandera Road. (Council District 7)
10. **ZONING CASE NUMBER Z2009160 S:** A request for a change in zoning from “R-6” Residential Single-Family District to “R-6 S” Residential Single-Family District with a Specific Use Authorization to allow a Wireless Communication System on 0.1879 of an acre out of NCB 17640 save and except 0.0266 of an acre out of NCB 17640, 5100 Block of Rogers Road. (Council District 6)
11. **ZONING CASE NUMBER Z2009161:** A request for a change in zoning from “HS I-1” Historic Significant General Industrial District to “HS C-2” Historic Significant Commercial District on Lot 1, Block 1, NCB 1360, 734 North New Braunfels Avenue and from “HS I-1” Historic Significant General Industrial District to “HS R-5” Historic Significant Residential Single-Family District on Lot 2, Block 1, NCB 1360, 1502 Burnet Street. (Council District 2)
12. **ZONING CASE NUMBER Z2009162 HS:** A request for a change in zoning from “C-3NA NCD-5” General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District to “HS C-3NA NCD-5” Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District on the east 24 feet of Lot 2 and the west 41.7 feet of Lot 3, Block 1, NCB 3030, 1241 West French Place. (Council District 1)
13. **ZONING CASE NUMBER Z2009163 HS:** A request for a change in zoning from “C-3NA NCD-5” General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and “O-2 NCD-5” High-Rise Office Beacon Hill Area Neighborhood Conservation District to “HS C-3NA NCD-5” Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and “HS O-2 NCD-5” Historic Significant High-Rise Office Beacon Hill Area Neighborhood Conservation District on Lots 24, 25 and 26, Block 2, NCB 3031, 700 Block of Fredericksburg Road. (Council District 1)
14. **ZONING CASE NUMBER Z2009164 HS:** A request for a change in zoning from “RM-4” Residential Mixed District to “HS RM-4” Historic Significant Residential Mixed District on Lot 9, Block 115, NCB 1408, 834 Iowa Street. (Council District 2)
15. **ZONING CASE NUMBER Z2009165 HS:** A request for a change in zoning from “C-2” Commercial District to “HS C-2” Historic Significant Commercial District on the northeast 522 feet of Lot 6, NCB 8349, 3031 West Woodlawn. (Council District 7)
16. **ZONING CASE NUMBER Z2009166 S:** A request for a change in zoning from “RM-4” Residential Mixed District to “C-3 S” General Commercial District with a Specific Use Authorization for a Contractor's Facility on 1.113 acres out of NCB 8559 and NCB 8560, 2518 Belknap Street. (Council District 1)
17. Briefing on proposed revisions to the Neighborhood Planning Policy (by Nina Nixon-Mendez, Planning Manager).
18. Briefing on a proposed amendment to the Unified Development Code regarding maximum building heights within 100 feet of single-family uses (by Andrew Spurgin, Planning Manager).

19. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT**

Accessibility Statement

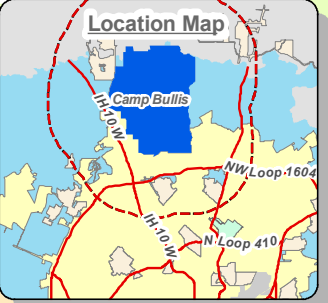
This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



Re-Zoning Plan (3 to 5 Miles Around Camp Bullis)
Properties Re-Zoned to Include MLOD

Council Districts 8, 9 and 10
Scale: 1" approx. = 1 Mile

Legend			
Properties in CoSA		Proposed Property Re-Zoning (25,836 Properties)	
City Council District Boundary		Properties Within 3 Miles Already Re-Zoned to MLOD (22,646 Properties)	
3 to 5 Mile Zoning Change Buffer		Other Towns	
200 ft Notification Buffer		Bexar County Outside CoSA	
Parks			



CASE NO: Z2009154

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 8

Ferguson Map:

Applicant Name:

Owner Name:

City of San Antonio Planning and
Development Services Department

Multiple Property Owners

Zoning Request: From Multiple Zoning Districts to Multiple Zoning Districts, to add the Military Lighting Overlay District (MLOD).

Property Location: All properties between three (3) to five (5) miles of the exterior border of the Camp Bullis Training Site and within the City of San Antonio municipal boundary

All properties between three (3) to five (5) miles of the exterior border of the Camp Bullis Training Site and within the City of San Antonio municipal boundary

All properties between three (3) to five (5) miles of the exterior border of the Camp Bullis Training Site and within the City of San Antonio municipal boundary

Proposal: To rezone properties between three and five miles of Camp Bullis to add the Military Lighting overlay District (MLOD)

Neigh. Assoc. Multiple Neighborhood Associations

Neigh. Plan Multiple Neighborhood Plans

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

CASE MANAGER : Rudy Nino 207-8389

2009-08-20-0027R

A RESOLUTION

**DIRECTING PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT STAFF TO INITIATE A CHANGE IN THE ZONING
DISTRICT BOUNDARY OF PROPERTY LOCATED WITHIN
APPROXIMATELY FIVE MILES FROM THE PERIMETER OF
CAMP BULLIS/CAMP STANLEY AND TO DESIGNATE THIS
ZONING DISTRICT BOUNDARY AS A MILITARY LIGHTING
OVERLAY DISTRICT.**

* * * * *

WHEREAS, City Council desires to initiate a change in the zoning district boundary of properties located within approximately five miles from the perimeter of Camp Bullis/Camp Stanley and to designate this zoning district boundary as a Military Lighting Overlay District in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code;
NOW THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

Section 1. The City Council hereby directs City Staff to initiate a change in the zoning district boundary of property generally located within approximately five miles from the perimeter of Camp Bullis/Camp Stanley and to designate this zoning district boundary as a Military Lighting Overlay District.

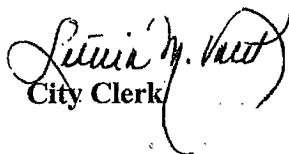
Section 2. This resolution shall be effective on August 30, 2009.

PASSED AND APPROVED this 20th day of August, 2009.



**M A Y O R
JULIÁN CASTRO**

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney
For



Zoning Case Notification Plan

Case Z-2009-124 B

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 9086-Block 185- Lot 5, E 12.5ft of 4
NCB 9086-Block 185-Lot 16, & E 12.5 ft of 17

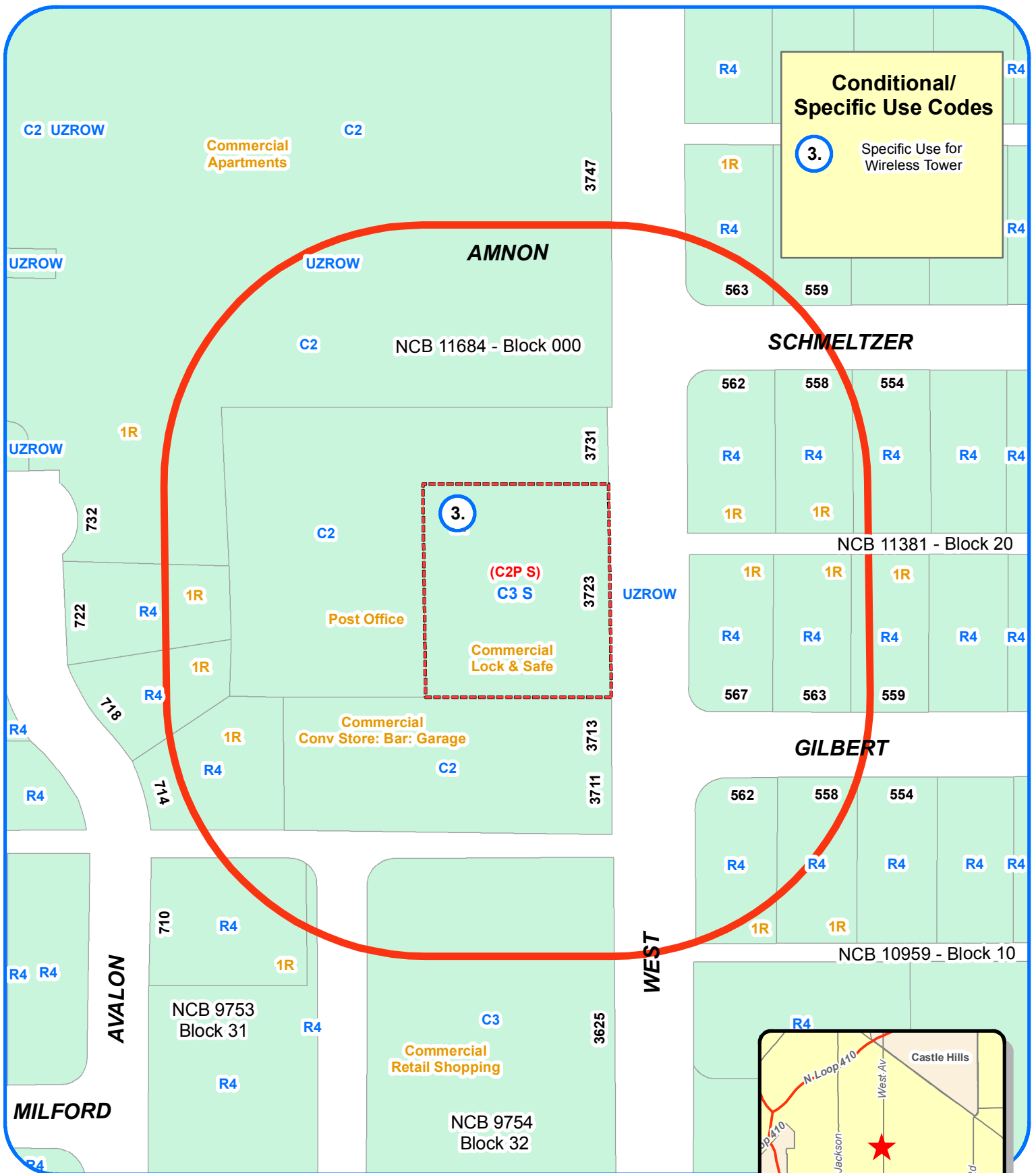
Legend

- Subject Properties (Red Dashed Line) (.687 Acres)
- 200' Notification Buffer (Red Solid Line)
- Current Zoning (Blue Text)
- Requested Zoning Change (Red Text)
- 100-Year FEMA Floodplain (Blue Shaded Area)



Planning & Development Services Dept
City of San Antonio
(10/02/2009 - P Trinkle)

NCB 9083-Block 174-Lot 5, & E 12.5ft of 4
NCB 9083-Block 174-Lot 16, & E 12.5ft of 17



**Conditional/
Specific Use Codes**

3. Specific Use for Wireless Tower

3.

(C2P S)
C3 S

Commercial
Lock & Safe



Zoning Case Notification Plan Case Z-2009-124 B

Council District 1

Scale: 1" approx. = 100'

Subject Property Legal Description(s): NCB 11684 Block 000 Lot 25

Map 3 of 5

Legend

- Subject Properties .5424 Acres
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(10/05/2009 - P Trinkle)



Zoning Case Notification Plan

Case Z-2009-124 B

Council District 1

Scale: 1" approx. = 150'

Subject Property Legal Description(s): NCB 11690 Block 000 Lot 14 (Alamo Coors Subd)

Map 5 of 5

Legend

- Subject Properties (4.0611 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year FEMA Floodplain



Planning & Development Services Dept
City of San Antonio
(10/05/2009 - P Trinkle)

CASE NO: Z2009124 CD S (

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 1

Ferguson Map:

Applicant Name:

Owner Name:

City of San Antonio

Multiple Owners

Zoning Request: From "I-1" General Industrial District, "C-3 S" General Commercial District with a Specific Use Authorization for a Wireless Communication System, "C-3NA" General Commercial, Nonalcoholic Sales District, "C-2" Commercial District, "RM-4" Residential Mixed District, "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for an Office Warehouse, "C-2 CD" Commercial District with a Conditional Use for Sign Manufacture, "C-2P S" Commercial Pedestrian District with a Specific Use Authorization for Wireless Communication System, "C-1 CD" Light Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District.

Property Location: Lot 5 and the east 12.5 feet of Lot 4, Block 174, NCB 9083; Lot 16 and the east 12.5 feet of Lot 17, Block 174, NCB 9083; Lot 5 and the east 12.5 feet of Lot 4, Block 185, NCB 9086; Lot 16 and the east 12.5 feet of Lot 17, Block 185, NCB 9086; Lot 25, NCB 11684; Lot 8, NCB 11690; Lot 14, NCB 11690; Lots 19 and 20, Block 198, NCB 9656; Lot 6, Block 10, NCB 10382

Multiple addresses along Mardell Street, Alhambra, El Monte Boulevard, and West Avenue

Proposal: To make compatible with existing uses and in conformance with the Greater Dellview Area Community Plan.

Neigh. Assoc. Dellview Area, North Central, and Northwest Los Angeles Heights Neighborhood Associations

Neigh. Plan Greater Dellview Area Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

Staff received direction to rezone properties generally located along West Avenue to zoning districts compatible with the existing land uses and the Greater Dellview Area Community Plan. As directed by City Council, the Planning and Development Services Department has conducted a study of these properties and found commercial lots with overly intense commercial zoning adjacent to, and encroaching into, the surrounding residential neighborhoods. Other findings included commercial and industrial uses on lots with industrial zoning and residential properties with commercial or other non-residential zoning. Staff is recommending a rezoning proposal that would be compatible with the surrounding residential uses while also allowing the continuation of an established commercial corridor. It appears that much of the overly intense zoning is the result of cumulative zoning inherent in the 1938 zoning code.

This area is predominately characterized by single-family residences in the interior of the neighborhoods (generally not fronting onto West Avenue) with a corridor of commercial land uses along West Avenue. Staff believes that the proposed rezoning would serve to maintain the integrity of the neighborhoods while balancing

CASE NO: Z2009124 CD S (

Final Staff Recommendation - Zoning Commission

the needs of the existing uses along West Avenue. Heavy commercial uses and industrial uses are not appropriate adjacent to residential neighborhoods. Additionally, the zoning recommendation is consistent with the Greater Dellview Area Community Plan.

The current proposal is a follow up to Phase 1 of this rezoning effort, approved by City Council on October 1 of this year.

CASE MANAGER : Jacob Floyd 207-8313



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

09 JUN -5 AM 11:53

TO: Mayor & City Council

FROM: Councilwoman Mary Alice Cisneros

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Executive Assistant to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Zoning Analysis and Plan

DATE: June 3, 2009

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I respectfully request that the Development Services Department analyze the existing zoning of properties along the following corridor:

West Avenue between IH-10W and Fredricksburg Road.

Brief Background

I respectfully request that the Planning and Development Services Department analyze the existing zoning of properties along the West Avenue Corridor between IH-10 West and Fredericksburg Road. A large number of properties along this corridor are zoned heavy commercial or industrial, while properties along the intersecting streets within the adjoining neighborhoods are zoned residential. Over time, this zoning pattern has led to commercial or industrial encroachment into the neighborhoods. In order to protect the integrity and long term viability of the surrounding residential neighborhoods, I request that the Planning and Development Services Department bring forward to the Zoning Commission for their recommendation and to City Council for final action an appropriate rezoning plan that addresses the aforementioned incompatibility issue.

Your favorable consideration is requested.

Thank you.

Submitted for Council consideration
by:

Councilwoman Mary Alice Cisneros, District 1

Supporting Councilmembers' Signatures (4 only)

District No.

1.

2.

3.

4.

4

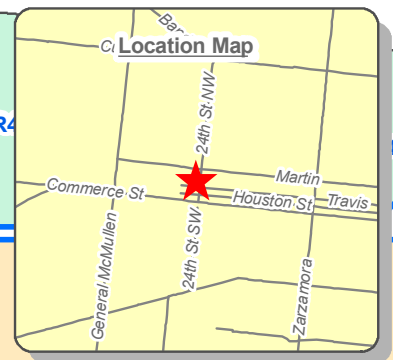
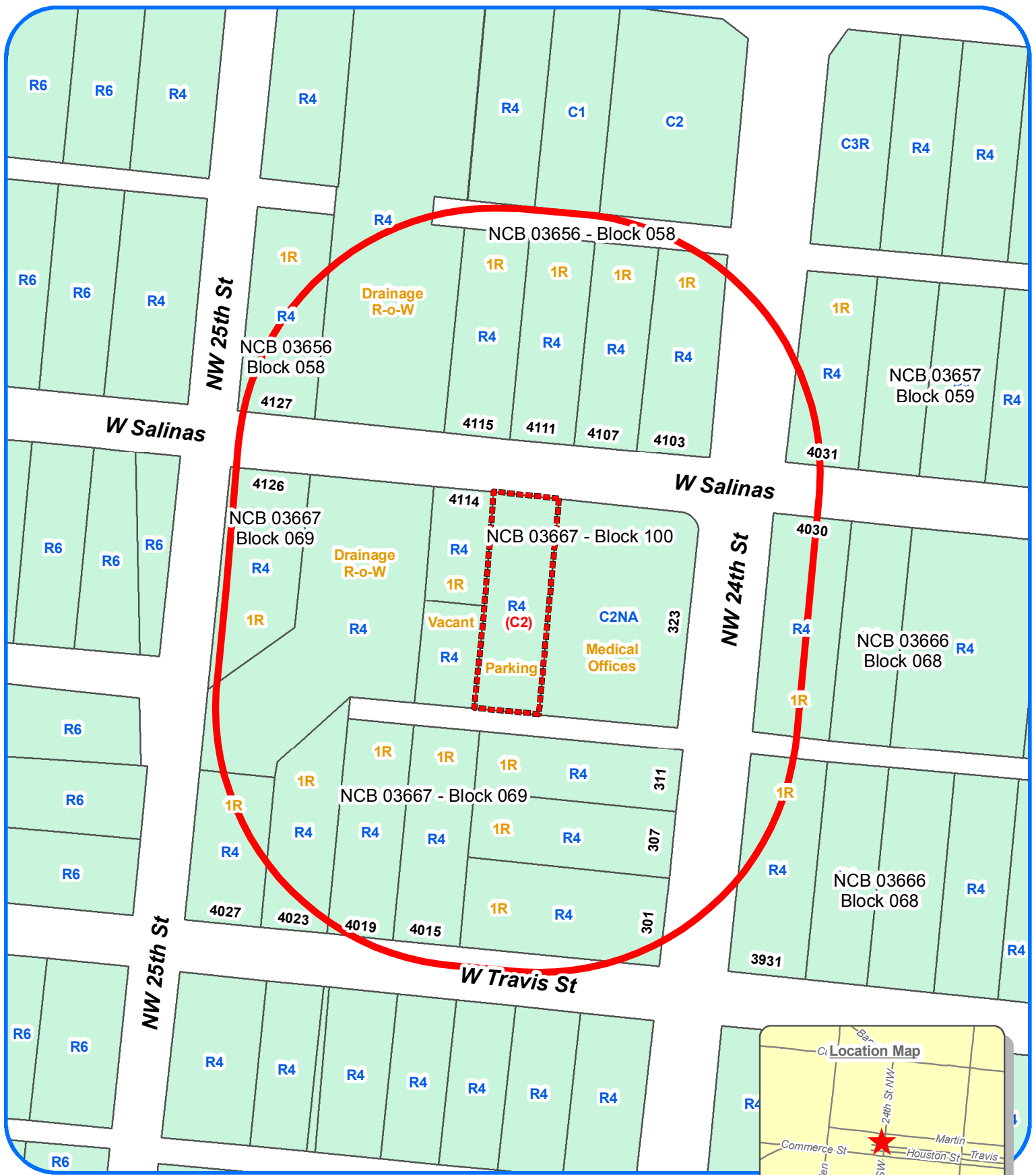
7

9

6

09 JUN -5 AM 11:53

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK



Zoning Case Notification Plan Case Z-2009-140

Council District 5
Scale: 1" approx. = 100 Feet
Subject Property Legal Description(s): NCB 03667 - Block 069 - Lot 5

- Legend**
- Subject Property (0.193 Acres)
 - 200' Notification Buffer
 - Current Zoning
 - Requested Zoning Change
 - 100-Year FEMA Floodplain



CASE NO: Z2009140

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Zoning Commission continuance (Commissioner's request) from September 15, 2009 and (Commissioner's request) October 6, 2009.

Council District: 5

Ferguson Map: 615 E3

Applicant Name:

Owner Name:

Clay Gruesbeck, M.D.

Clay Gruesbeck Jr. & Jeffery Miller

Zoning Request: From "R-4" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 5, Block 69, NCB 3667

323 NW 24th Street

On the southwest corner of West Salinas and NW 24th Street

Proposal: To allow a non-commercial parking lot.

Neigh. Assoc. Prospect Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of C-2 with an alternate recommendation of O-1

The subject property is currently utilized as a parking lot for an adjoining medical and dental office facility. The property is adjacent to R-4 zoning to the north, south and west and C-2 zoning to the east. The surrounding land uses consist of residential dwellings to the north, south and west and the Gruesbeck Medical Clinic to the east.

The applicant is requesting a zoning change in order to bring an existing parking lot use into compliance. The requested C-2 zoning would not be compatible with the surrounding zoning districts and current uses along West Salinas. Single-family dwellings exist to the north, south and west of the subject property. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Given the uses permitted within the requested zoning district and the adjacent single-family residences, C-2 would be too intense at this location.

As an alternate recommendation, staff suggests the O-1 district as the most appropriate zoning for this property. The O-1 Office District would limit the potential commercial impact on the established residential neighborhood. It would also serve as a suitable buffer between the existing commercially zoned lot and the established residential dwellings. An O-1 office designation would be more compatible with the surrounding zoning and would allow uses more in character with surrounding development than would C-2. Further, being that the current use of the property is not residential, there will be no loss of housing stock in this neighborhood.

CASE MANAGER : Brenda Valadez 207-7945



Case Z-2009-155 CD

Subject Property Legal Description(s): NCB 08360 - Block H - Lot 178 & E 20 ft of Lot 177 Exc the S 19.31' of the NW 178.0'

Subject Property (0.3637 Acres)
 200' Notification Buffer
 Current Zoning
 Requested Zoning Change
 Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(09/24/2009 - E Hart)

Final Staff Recommendation - Zoning Commission

A previous application was filed for this property, requesting a change to "C-2P CD" Commercial Pedestrian District with Conditional Use for Motor Vehicle Sales. Staff recommended denial of the Conditional Use and

CASE NO: Z2009155 CD

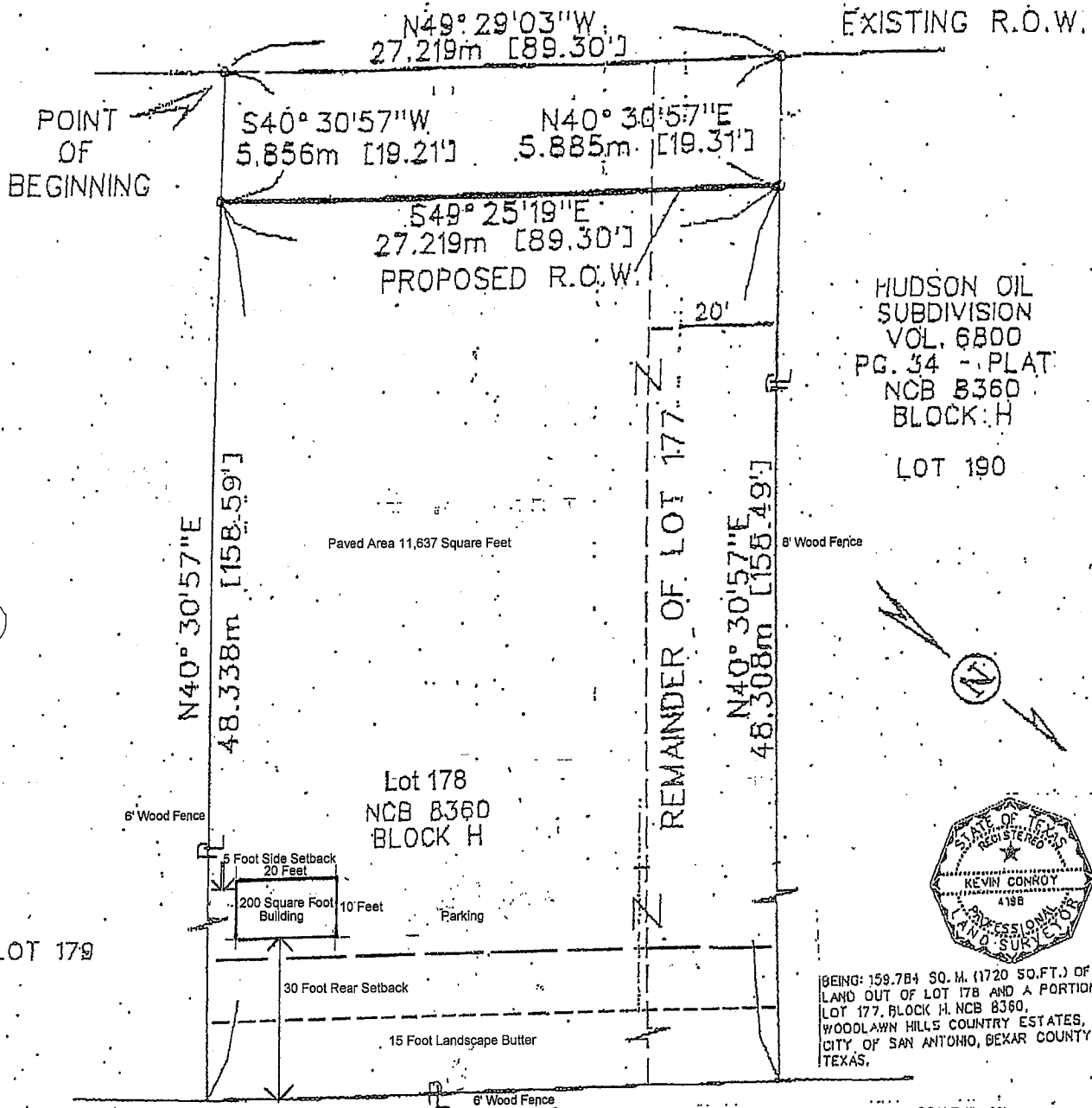
Final Staff Recommendation - Zoning Commission

approval of "C-2P", the Zoning Commission recommended approval of the "C-2P CD" Commercial Pedestrian District with a Conditional Use for Motor Vehicle Sales on September 19, 2006. City Council recommended approval of "C-2P" Commercial Pedestrian District on October 19, 2006, but did not approve the requested Conditional Use.

CASE MANAGER : Pedro Vega 207-7980

ZONNING CASE Z2009155 CD

BANDERA ROAD



The following statement: "I, MARIA E. SANTANA, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

SITE PLAN

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009155 CD

Existing Zoning: C-2P

Requested Zoning: C-2P CD (Motor Vehicle Sale)

Registered Neighborhood Association(s): Donaldson Terrace Neighborhood Association.
University Park Neighborhood Association is within 200 feet.

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: Community Commercial

Analysis:

The subject property is a vacant 0.3637 acre tract of land on Bandera Road. This property is surrounded by a gas station to the north, a single family dwelling to the east, a commercial development to the south, and a multi family complex to the west, across from Bandera Road. Zoning designations of these surrounding properties are C-3, R-4, C-3R and MF-33 respectively. This portion of Bandera Road is classified as a Primary Arterial "Type A".

The Near Northwest Community Plan calls Community Commercial land use for this location. This land use classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. The business development, objective 2.2 – page 25, section of the plan indicates the desire for attracting new, diverse businesses with pedestrian oriented environments. However, it has been clearly stated by the Action Step 2.2.4, on page 26, the desire of discouraging certain type of businesses, including auto sales, within the plan area.

The requested conditional use for motor vehicle sales is a regional commercial use and it is not desired by the Community Plan for this area. The request is not appropriate for this location.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing.

Staff Recommendation:

☐ Approval

☒ Denial

☐ Alternate Recommendation:

Reviewer: John Osten

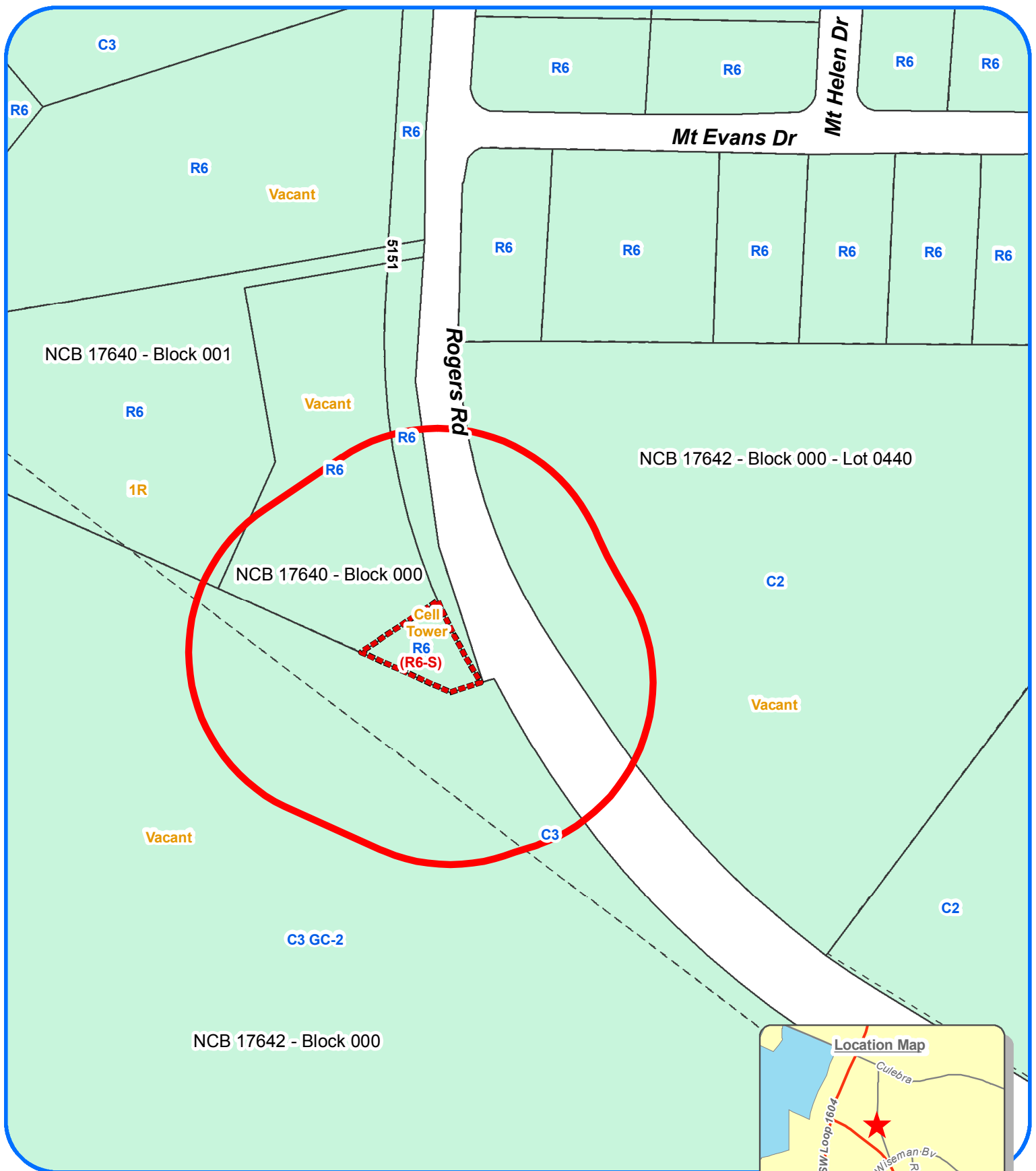
Title: Senior Planner

Date: 9/17/09

Manager Review: Nina Nixon-Mendez

Date: 9/17/09

03/28/2008



Zoning Case Notification Plan

Case Z-2009-160 S

Council District 6

Scale: 1" approx. = 150 Feet

Subject Property Legal Description(s): 0.1879 of an acre out of NCB 17640

Legend

- Subject Property (0.1879 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(09/30/2009 - E Hart)

CASE NO: Z2009160 S

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 6

Ferguson Map: 578 C5

Applicant Name:

Bonnie Belair

Owner Name:

Nancy Jo Pennington Carleton

Zoning Request: From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization to allow a Wireless Communication System.

Property Location: 0.1879 of an acre out of NCB 17640, save and except 0.0266 of an acre out of NCB 17640

5100 Block of Rogers Road

On the west side of Rogers Road, between Wiseman Boulevard to the south and Culebra Road to the north.

Proposal: To increase the height of an existing non-conforming cell tower

Neigh. Assoc. Mountain View Acres Neighborhood Coalition

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located on the west side of Rogers Road, north Wiseman Boulevard and is occupied by a wireless communications system. The property is adjacent to R-6 zoning to the north, C-3 zoning to the west and south and C-2 zoning to the east. The surrounding land uses consist of undeveloped land to the east, west and south, and to the north.

The applicant is requesting this zoning change in order to increase the height of the existing non-conforming cell tower from 128 feet to 154 feet. A wireless communication system is not permitted in the R-6 District by-right. The non-conforming status does not allow the proposed expansion, as one may not expand a non-conforming use per Article VII of the UDC. Since the use does not conform to the current requirements identified in Section 35-385 of the Unified Development Code, alteration or expansion of the current use requires a Specific Use Authorization. Approval of the request will allow both this proposed expansion, and eliminate the current nonconforming use of the property. Staff finds the request for this Specific Use Authorization to be appropriate as it will bring the existing use into compliance and does not appear to have any potential negative impacts on adjacent land uses.

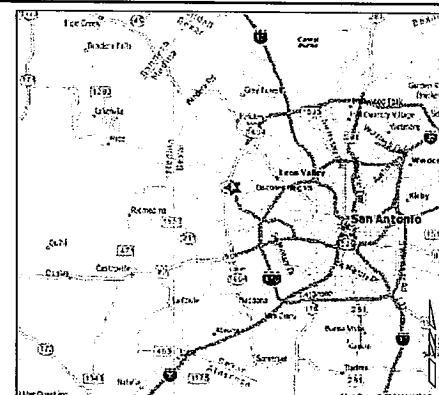
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. Further, this cell tower has been located at this location since 1993, with the current R-6 zoning resulting from the Temporary R-1 District, which was applied upon annexation. This use appears to have been operated in a compliant manner.

CASE MANAGER : Brenda Valadez 207-7945



ATC SITE IDENTIFICATION:
SITE NUMBER: 309738
SITE NAME: ROGERS ROAD

SITE ADDRESS: 5141 ROGERS ROAD
SAN ANTONIO, TX 78251



VICINITY MAP



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER CORPORATION AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AMERICAN TOWER CORPORATION TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH AMERICAN TOWER CORPORATION WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SITE NUMBER:
309738

SITE NAME:
ROGERS
ROAD

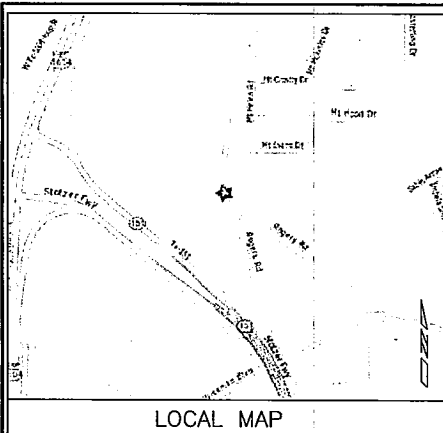
SITE ADDRESS:
5141 ROGERS RD.
SAN ANTONIO, TX 78251

STAMP HERE:

DRAWN BY:	AD
CHECKED BY:	SAE
DATE DRAWN:	7/30/09
JOB NO:	438017K1
SHEET TITLE:	

TITLE SHEET
VICINITY MAP
AND GENERAL
INFORMATION

SHEET NUMBER:	REV.
T-1	0



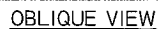
LOCAL MAP

THIS FACILITY SHALL MEET OR EXCEED ALL
FAA AND FCC REGULATORY REQUIREMENTS.

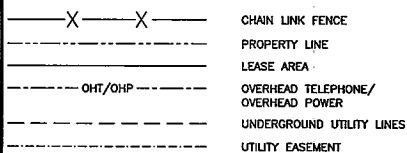


Know what's below.
Call before you dig.

[illegible]



LEGEND



GENERAL NOTES:

LIGHTING: THE PROPOSED TOWER MODIFICATION AND EXISTING FACILITY WILL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS.

GRADE: EXISTING GRADE WILL BE MAINTAINED FOR PROPOSED CONSTRUCTION.

PARKING: ONE PARKING SPACE IS REQUIRED, ONE EXISTING.

SIGNAGE: EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC.

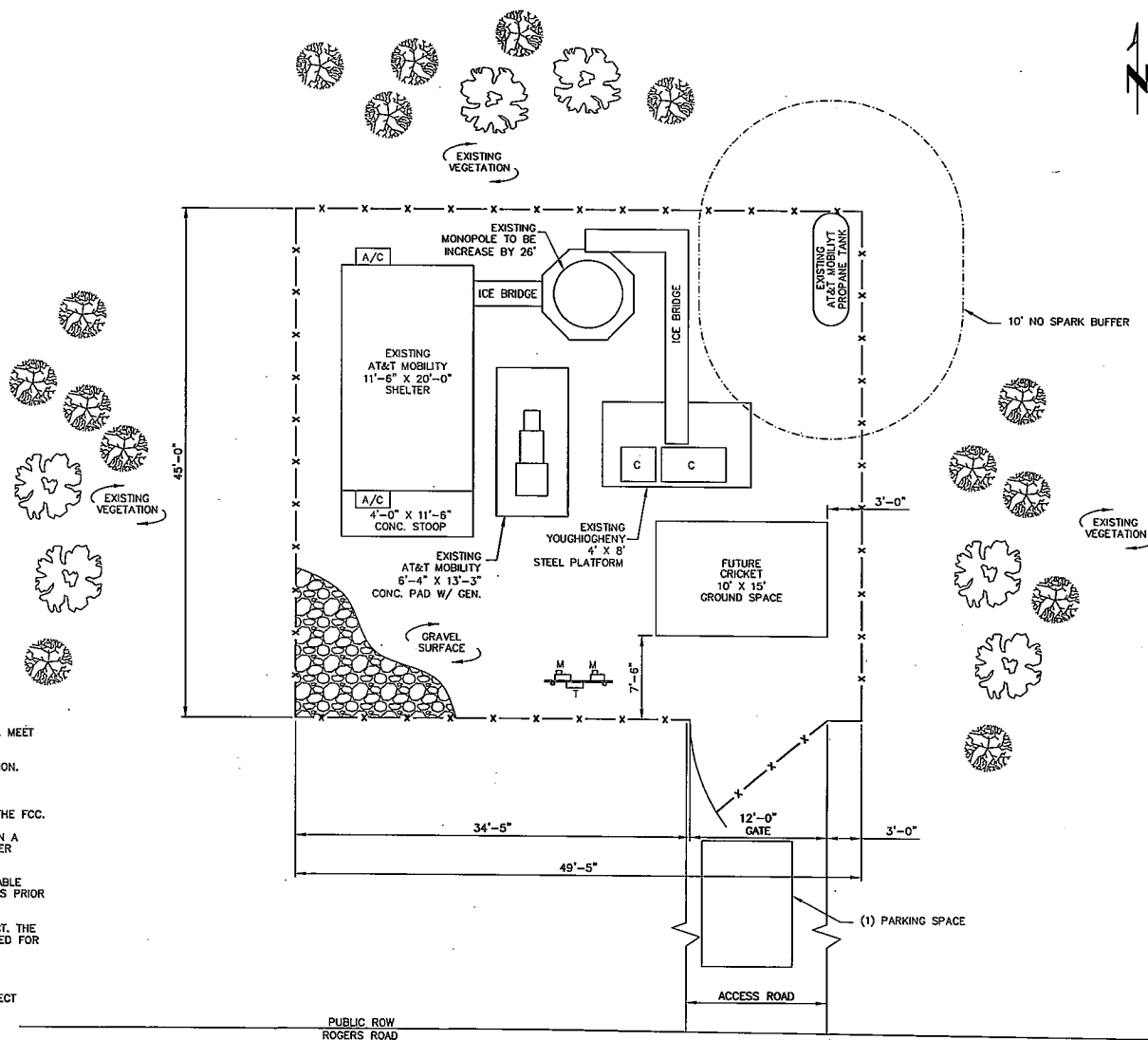
STORM WATER CONTROL: THE PROPOSED MODIFICATION WILL NOT RESULT IN A COEFFICIENT INCREASE IN STORM WATER RUNOFF. CONSEQUENTLY, NO WATER QUALITY CONTROL DEVICES ARE PROPOSED.

UTILITIES: SANITARY SEWER SERVICE AND POTABLE WATER ARE NOT APPLICABLE PER THE USE. IF APPLICABLE, SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATING.

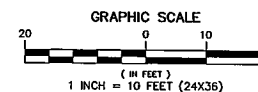
DRIVEWAY: A DRIVEWAY PERMIT OR TIA IS NOT REQUIRED FOR THIS PROJECT. THE PROJECT WILL NOT REQUIRE RIGHT-OF-WAY OR PROPERTY TO BE DEDICATED FOR PUBLIC USE.

LANDSCAPING: EXISTING FACILITY IS SITUATED IN A WOODED AREA.

MISC: NO SMOKE, DUST, VAPORS OR ODOR WILL RESULT FROM THIS PROJECT



1 SITE PLAN



**AMERICAN TOWER
STRUCTURAL
ENGINEERING**

8505 FREEPORT PARKWAY
SUITE 135
IRVING, TX 75063
(972) 999-8900 Tel.
(972) 999-8940 Fax
NORSE AMT

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER CORPORATION AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AMERICAN TOWER CORPORATION TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH AMERICAN TOWER CORPORATION WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SITE NUMBER:

309738

SITE NAME:

ROGERS
ROAD

SITE ADDRESS:

5141 ROGERS RD.
SAN ANTONIO, TX 78251

STAMP HERE:

DRAWN BY:	AD
CHECKED BY:	SAE
DATE DRAWN:	7/30/09
JOB NO:	438017K1
SHEET TITLE:	

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

REV. 1

A-1

C

"THE MODIFICATIONS PRESENTED ON THESE DRAWINGS ARE BASED ON THE RECOMMENDATIONS OUTLINED IN THE STRUCTURAL ANALYSIS COMPLETED UNDER ENGINEERING PROJECT NUMBER 4264452 DATED 11/17/00. SATISFACTORY COMPLETION OF THE WORK INDICATED ON THESE DRAWINGS WILL RESULT IN THE STRUCTURE MEETING THE REQUIREMENTS OF THE SPECIFICATIONS UNDER WHICH THE STRUCTURE WAS COMPLETED."

CRICKET
EL: 150.0' [FUTURE]

EL: 150.0'
[TOP OF PROPOSED STRUCTURE]
SECTION 5

EL: 144.0'

SECTION 4

AT&T MOBILITY
EL: 122.0' [EXISTING]

EL: 124.0'
[TOP OF EXISTING STRUCTURE]

YOUNGHOHENY
EL: 112.0' [EXISTING]

SECTION 3

EL: 80.0'

SECTION 2

EL: 40.0'

SECTION 1

EL: 0.0'

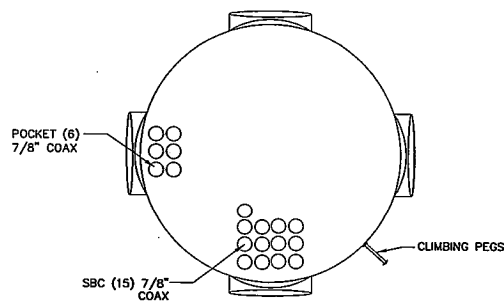
[BOTTOM OF STRUCTURE]

CONTRACTOR TO INSTALL
LIGHTNING ROD AS NECESSARY.

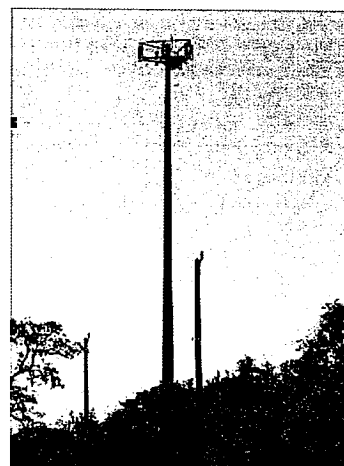
INSTALL 26' EXTENSION
[16" OD X 0.375" PIPE FROM
EL: 124' TO 150']

NOTE:
FOR COMPLETE TOWER MODIFICATION
DRAWINGS PLEASE REFERENCE ATC
PROJECT NUMBER 4264454 DATED
12/18/2003

1 TOWER ELEVATION
SCALE: NOT TO SCALE



3 EXISTING COAX DISTRIBUTION
SCALE: NOT TO SCALE



2 EXISTING TOWER



AMERICAN TOWER
STRUCTURAL
ENGINEERING
8505 FREEPORT PARKWAY
SUITE 135
IRVING, TX 75063
(972) 999-8900 Tel.
(972) 999-8940 Fax
ATE-JLF

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER CORPORATION AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AMERICAN TOWER CORPORATION. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH AMERICAN TOWER CORPORATION. NEITHER PRELIMINARY NOR FINAL. CONTRACT WITH THEM SHALL CONSTITUTE FINAL ACCEPTANCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SITE NUMBER:
309738

SITE NAME:
ROGERS
ROAD

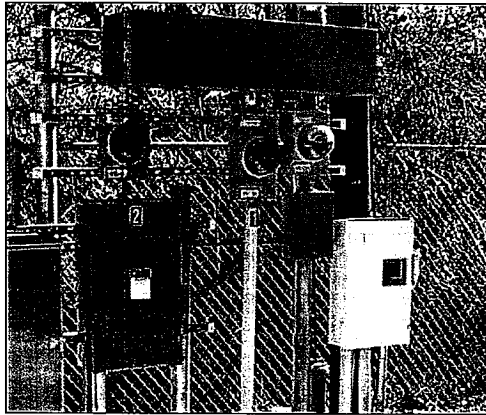
SITE ADDRESS:
5141 ROGERS RD.
SAN ANTONIO, TX 78251

STAMP HERE:

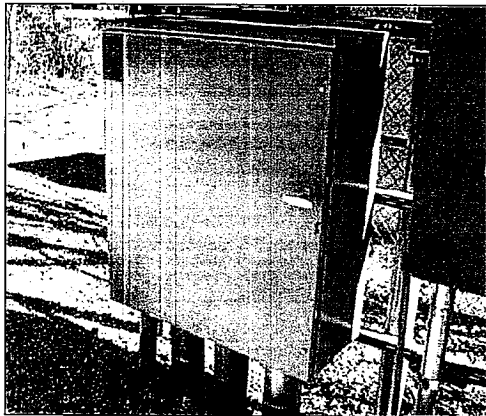
DRAWN BY:	AD
CHECKED BY:	SAE
DATE DRAWN:	7/30/09
JOB NO:	438017K1

SHEET TITLE:
TOWER
ELEVATION &
ANTENNA
ORIENTATION

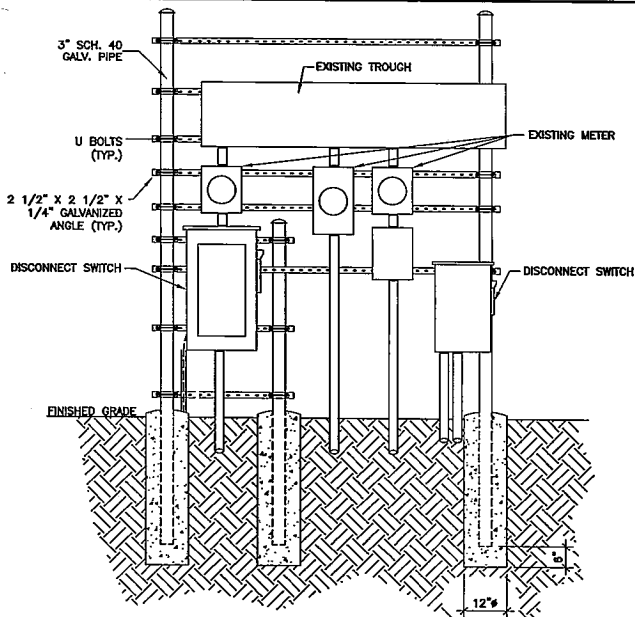
SHEET NUMBER:	REV. #
A-2	0



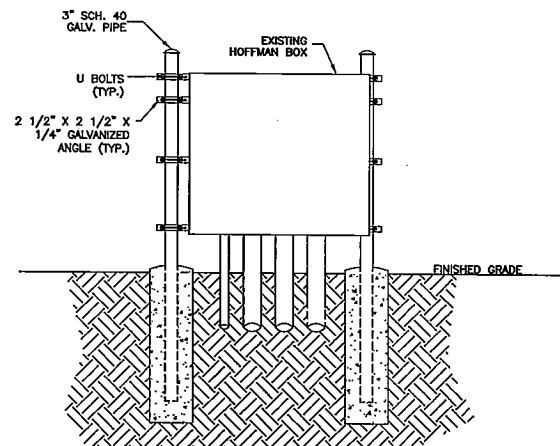
FRONT VIEW
TELCO/METER RACK



BACK VIEW
TELCO/METER RACK



FRONT VIEW
EXISTING METER RACK



FRONT VIEW
EXISTING TELCO RACK

① TELCO AND METER RACK DETAILS
NOT TO SCALE

AMERICAN TOWER
STRUCTURAL
ENGINEERING
8505 FREEPORT PARKWAY
SUITE 135
IRVING, TX 75063
(972) 999-8900 Tel.
(972) 999-8940 Fax
RSE AM

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER CORPORATION AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AMERICAN TOWER CORPORATION TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH AMERICAN TOWER CORPORATION WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE FRAUDulent EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SITE NUMBER:
309738

SITE NAME:
ROGERS
ROAD

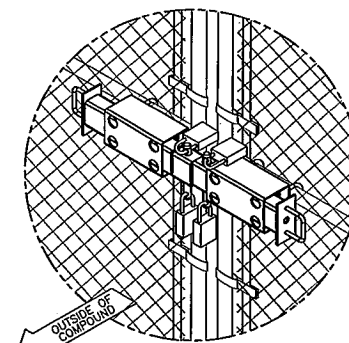
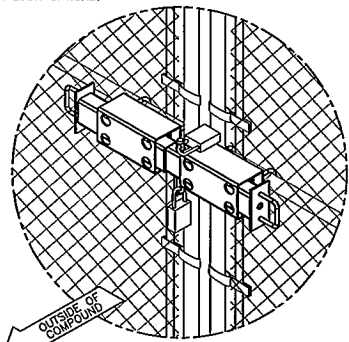
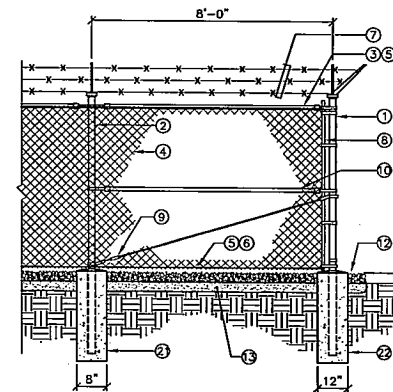
SITE ADDRESS:
5141 ROGERS RD.
SAN ANTONIO, TX 78251

STAMP HERE:

DRAWN BY:	AD
CHECKED BY:	SAC
DATE DRAWN:	7/30/09
JOB NO:	438017K1
SHEET TITLE:	

POWER &
TELCO RACK
DETAILS

SHEET NUMBER:	REV. #
A-3	0



MTS MULTI-LOCK WITH
TWO LOCKS

MTS MULTI-LOCK WITH
FOUR LOCKS

- NOTE:
EXISTING FENCE DETAIL

SHEET NUMBER:	REV. #
A-4	0



Zoning Case Notification Plan

Case Z-2009-161

Council District 2

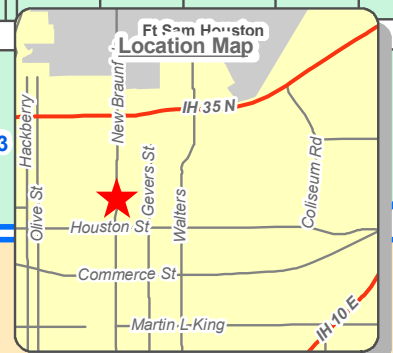
Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01360 - Block 001 - Lots 1 and 2

Legend

- Subject Property (0.246 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(10/07/2009 - E Hart)

CASE NO: Z2009161

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 2

Ferguson Map: 617 C4

Applicant Name:

Joaquinn Arch

Owner Name:

Joaquinn Arch

Zoning Request: From "HS I-1" Historic Significant General Industrial District to "HS C-2" Historic Significant Commercial District (734 N New Braunfels Ave) and "HS R-5" Historic Significant Residential Single-Family District (1502 Burnet Street).

Property Location: Lot 1 and Lot 2, Block 1, NCB 1360

734 North New Braunfels and 1502 Burnet Street

At the southeast corner of North New Braunfels Avenue and Burnet Street

Proposal: To bring the existing uses into compliance

Neigh. Assoc. Harvard Place-Eastlawn Neighborhood Association; Dignowity Hill Neighborhood Association is within 200 feet

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Approval.

The Arena District/Eastside Community Plan designates the future land use of the subject properties as Mixed Use. Both base zoning requests are consistent with the Mixed Use designation.

The subject property consists of two parcels, one of which is 0.1236 of an acre in size and is currently developed with a commercial building (734 N. New Braunfels Avenue), and the other is 0.1224 of an acre in size and is developed as a residence (1502 Burnet Street). Both structures were likely built in the 1920s, and have recently been designated as Historic Significant by the City Council. Both parcels were originally zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "I-1" General Industrial District. The "HS" Historic Significant designations were approved in October 2009. Surrounding zoning includes "I-1" General Industrial District and "MF-33" Multi-Family District to the east, northeast and southeast; "C-3" General Commercial District to the west, northwest and southwest across New Braunfels Avenue; with "R-4" Residential Single-Family District farther to the west. Surrounding land uses include a mix of single-family homes and vacant lots along the area's side-streets (east and west of the subject properties); with a mix of office and intense commercial uses to the north and south along New Braunfels Avenue, including auto sales and repair, laundry services, a pharmacy, bail bonds and insurance offices, a Masonic lodge, parking, multi-family residences, and a church. The applicant requests "HS C-2" Historic Significant Commercial District for 734 North New Braunfels Avenue, and "HS R-5" Historic Significant Residential Single-Family District for 1502 Burnet Street, in an effort to apply zoning that is consistent with the historic use of each property.

Staff finds the requested zoning to be appropriate as it constitutes a beneficial down-zoning of the subject property. The existing "I-1" General Industrial District is far too intense for either the commercial or residential structure; as neither property is appropriate for industrial development.

CASE NO: Z2009161

Final Staff Recommendation - Zoning Commission

The subject parcel located at 734 North New Braunfels Avenue has historically been used as a grocery market. The requested "C-2" district would allow many retail, service, and office uses which could be kept in-scale with the surrounding commercial corridor (New Braunfels Avenue) as well as the abutting residential neighborhood. The property includes a side/rear yard to accommodate possible required parking spaces.

The subject parcel located at 1502 Burnet Street has historically been used as a single-family residence. The requested "R-5" district would ensure that the structure be used for residential purposes, in a manner consistent with the surrounding neighborhood. The property owner has recently rehabilitated the structure.

This case has been expedited and is scheduled to be heard by the City Council on November 05, 2009.

CASE MANAGER : Micah Diaz 207-5876

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009161

Existing Zoning: I-1, I-1

Requested Zoning: C-2, R-5

Registered Neighborhood Association(s): Harvard Place – Eastlawn Neighborhood Association
Dignowity Hill Neighborhood Association is within 200 feet

Neighborhood/Community/Perimeter Plan: Arena District/Eastside Community Plan

Future Land Use for the site: Mixed Use

Analysis:

The adjacent subject properties are located at the southeast corner of N. New Braunfels Avenue and Burnet Street. Current zoning district of I-1 Industrial District is result of conversion of the old zoning districts to new UDC classifications. The current zoning district is not intended for commercial and residential uses. These two parcels are developed with a commercial building on N. New Braunfels Avenue and a single family residential building on Burnet Street. The surrounding uses are single-family residential to the east and south, and commercial to the north and west, especially along N. New Braunfels Avenue.

The future land use for the subject properties is designated as Mixed Use land use in Arena District/Eastside Community Plan. This category of land use promotes different type of uses within the same building or development. Both requested C-2 and R-5 zoning districts are allowed under this category and appropriate for this location.

Staff recommends approval of the C-2 and R-5 zoning districts.

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing.

Staff Recommendation:

☒ Approval as submitted

☐ Approval pending a plan amendment

☐ Denial

☐ Alternate Recommendation

Alternate Recommendation:

Reviewer: John Osten

Title: Senior Planner

Date: 9/25/09

Manager Review: Nina Nixon Mendez

Date: 9/25/09



Zoning Case Notification Plan

Case Z-2009-162 HS

Council District 1

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 03030 - Block 001 - E 24 ft of Lot 2 & W 41.7 ft of Lot 3

Legend

- Subject Property (0.2161 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(10/01/2009 - E Hart)

CASE NO: Z2009162 HS

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 1

Ferguson Map: 616 C1

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Rolando Briseno and Angel Rodriguez

Zoning Request: From "C-3NA NCD-5" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District to "HS C-3NA NCD-5" Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District.

Property Location: The east 24 feet of Lot 2 and the west 41.7 feet of Lot 3, Block 1, NCB 3030

1241 West French Place

On the northeast corner of West French Place and Fredericksburg Road.

Proposal: To designate Historic Significant.

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is 0.2161 of an acre in size and is located on the northeast side of Fredericksburg Road, between West French Place to the south and West Russell to the north. The existing commercial retail center measures approximately 6300 square feet, and was likely built in the early 1930's. The property is adjacent to C-3 zoning to the south and west, R-6 zoning to the north and C-3 and R-6 zoning to the east. The surrounding land uses consist of residential dwellings to the north and east, vacant land to the west and commercial uses to the south.

The owners of the subject property are seeking to designate the property as Historic Significant. The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On September 2, 2009, the Historic and Design Review Commission agreed with Historic Division staff and is recommending approval of a finding of Historic Significance. Acting as the applicant for the zoning case, the Historic Preservation Office requests a zoning change to HS C-3 NA NCD-5 Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

The Midtown Neighborhoods Plan designates the future land use of the subject property as Mixed Use/Low Density Residential. However, there is no request to change the base zoning district; therefore, the request does not require an amendment to the plan.

CASE NO: Z2009162 HS

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Brenda Valadez 207-7945

Z2009162



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 02, 2009

HDCR CASE NO: 2009-278

ADDRESS: 1241 W French Place

LEGAL DESCRIPTION: NCB 3030 Blk 1 Lot E 24 ft of 2 & W 41.7 ft of 3

APPLICANT: Rolando Briseno and Angel Rodriguez 1241 W French Pl

OWNER: Rolando Briseno and Angel Rodriguez

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property at 1241 W French Place.

RECOMMENDATION:

Staff recommends approval of the request for Finding of Historic Significance based on the following statement of significance:

The one story, L-shaped building at 1241 W. French Place, with a two story corner tower of structural clay tile and stucco construction, was designed by the firm of Morris, Noonan and Wilson, architects and engineers. With its white stucco walls, extensive decorative tile work, and clay tile roof, this structure is a fine example of the Spanish Colonial Revival Style of the 1930s. On the roof line are several plaster medallions with the letter B, probably representing the initial of the original owner, Daniel Beeks. The firm of Morris, Noonan and Wilson, organized in 1923, specialized in commercial buildings and schools; however, newspaper articles of the 1930s indicate that the firm also occasionally designed homes. Two other buildings in the immediate vicinity were designed by the same firm.

The complex opened on April 2, 1932, with three tenants, each with a five year lease. These original tenants were Piggly Wiggly grocery store with the largest space, H. F. Klumker who would operate a combination café and delicatessen, and Alfred Talerico with a combined general market, fruit and vegetable business. The ample parking space was a distinct advantage on busy Fredericksburg Road. The leasing agent mentioned that the owners had been fortunate in locating the complex within a strongly established shopping center. However, two houses needed to be moved prior to the beginning of construction according to a November 22, 1931 newspaper article. 1241 W. French Place has been substantially restored and today houses an art studio and living quarters for the owners as well as leased space for four apartments (2 with studio space for artists) and a small business.

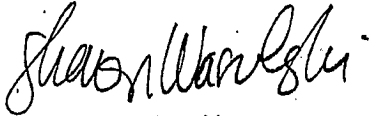
At the time of construction, this stretch of Fredericksburg Road was experiencing the beginning of a boom in retail business development. In the 1920s and 1930s these commercial clusters were called community centers.

Z2009162

This stretch of land on the east side of Fredericksburg Road was part of the subdivision platted as Treasure Hill in 1906. Subsequently known for a while as Uptown, today the old Treasure Hill plat is part of the Beacon Hill Neighborhood Conservation District. Fredericksburg Road, long a major transportation artery of San Antonio, had become part of the Old Spanish Trail by 1919. A highway from Florida to California, the Old Spanish Trail drew post World War I tourist traffic to this well traveled corridor.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for 1241 W. French Place.



Shanon Peterson Wasielewski
Historic Preservation Officer

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009162 HS

Address: 1241 W. French Pl.

Existing Zoning: C-3NA NCD-5

Requested Zoning: HS C-3NA NCD-5

Registered Neighborhood Association(s): Beacon Hill Neighborhood Association

Neighborhood/Community/Perimeter Plan: Midtown Neighborhoods Plan

Future Land Use for the site: Mixed Use / Low Density Residential

Analysis:

The subject parcel is approximately 0.2161 acres with an existing structure located on the property. 1241 W. French Place is located in the northeast quadrant formed by the intersection of W. French Pl. and Fredericksburg Road. The City of San Antonio Office of Historic Preservation is seeking a zoning change from C-3NA NCD-5 to HS C-3NA NCD-5 in order to designate this property with a historic significance status.

The future land use in the Midtown Neighborhoods Plan designates this property as Mixed Use / Low Density Residential. The Midtown Neighborhoods Plan also designates the adjacent properties to the east and to the north as Low Density Residential, and properties to the west and to the south as Mixed Use.

Preservation of the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro was clearly stated as Goal 1 on page 1 in the plan.

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the Midtown Neighborhoods Plan. Designating this property as HS C-3NA NCD-5 will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: John Osten

Title: Sr. Planner

Date: 09/29/2009

Manager Review: Nina Nixon-Mendez

Date: 09/29/2009

CASE NO: Z2009163 HS

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 1

Ferguson Map: 616 C1

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Rolando Briseno and Angel Rodriguez

Zoning Request: From "C-3NA NCD-5" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and "O-2 NCD-5" High-Rise Office Beacon Hill Area Neighborhood Conservation District to "HS C-3NA NCD-5" Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and "HS O-2 NCD-5" Historic Significant High-Rise Office Beacon Hill Area Neighborhood Conservation District.

Property Location: Lots 24, 25 and 26, Block 2, NCB 3031

700 Block of Frederickburg Road

On the northeast corner of West Ashby Place and Fredericksburg Road.

Proposal: To designate Historic Significant.

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is 0.2174 of an acre in size and is located on the northeast side of Fredericksburg Road, between West French Place to the north and West Ashby Place to the south. The existing commercial retail center measures approximately 9600 square feet, and was likely built in the 1920's. The property is adjacent to C-3 zoning to the north, south and west and R-6 zoning to the north and east. The surrounding land uses consist of residential dwellings to the north, a parking lot to the east, a church and commercial uses to the south and west.

The owners of the subject property are seeking to designate the property as Historic Significant. The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On September 2, 2009, the Historic and Design Review Commission agreed with Historic Division staff and is recommending approval of a finding of Historic Significance. Acting as the applicant for the zoning case, the Historic Preservation Office requests a zoning change to "HS C-3NA NCD-5" Historic Significant General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District and "HS O-2 NCD-5" Historic Significant High-Rise Office Beacon Hill Area Neighborhood Conservation District.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE NO: Z2009163 HS

Final Staff Recommendation - Zoning Commission

The Midtown Neighborhoods Plan designates the future land use of the subject property as Mixed Use/Low Density Residential. However, there is no request to change the base zoning district; therefore, the request does not require an amendment to the plan.

CASE MANAGER : Brenda Valadez 207-7945

72009163



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 02, 2009

HDCR CASE NO: 2009-279
ADDRESS: 708 Fredericksburg Rd
LEGAL DESCRIPTION: NCB 3031 Block 2 Lot 24,25 & 26
APPLICANT: Roland Briseno 1241 W French
OWNER: Rolando Briseno & Angel Rodriguez
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the property located at 708 Fredericksburg Road.

RECOMMENDATION:

Staff recommends approval of the Finding of Historic Significance based on the following statement of significance:
The structure at 708 Fredericksburg Road is a one story commercial building designed in 1927 by architects Ellis F. Albaugh, Jr. and Henry J. Steinbomer to house six retail spaces, each with an arched entrance flanked by twisted cast stone columns. Colored tiles cover the exterior wall beneath the store windows and decorative lights adorn the roof. According to a contemporary news article, a special feature planned for this complex was a garden at the rear of the building in which customers could take refreshments served by two of the lessees. The 1920s building was designed in the Spanish Colonial Revival style at an estimated construction cost of \$35,000. It is located at the northeast corner of Fredericksburg Road and W. Ashby Place.

At the time of construction, this stretch of Fredericksburg Road was experiencing the beginning of a boom in retail business development. In the 1920s and 1930s these commercial clusters were called community centers. This stretch of land on the east side of Fredericksburg Road was part of the subdivision platted as Treasure Hill in 1906.

Subsequently known for a while as Uptown, today the old Treasure Hill plat is part of the Beacon Hill Neighborhood Conservation District. Fredericksburg Road, long a major transportation artery of San Antonio, had become part of the Old Spanish Trail by 1919. A highway from Florida to California, the Old Spanish Trail drew post World War I tourist traffic to this well traveled corridor.

An indication of the desirability of this location was the sale of the 708 Fredericksburg building in June 1929 for \$107,500 (or \$565 a front foot), a record for Fredericksburg Road prices at that time.

Architects Henry Steinbomer (1902-1964) and Ellis Albaugh (1903-1976) were in partnership from 1926 through 1928, working primarily on residential projects. Steinbomer went on to become the most prolific church architect in Texas.

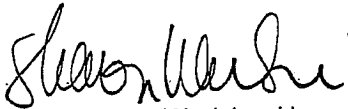
Z2009163

After World War II until his death he produced over 150 church projects in Texas. There were at least 75 church projects in San Antonio alone; among his favorites were St. Luke's Episcopal and Jefferson Methodist in San Antonio. Additionally, he was a co-founder of the Historic Buildings Foundation, a precursor of today's preservation groups in San Antonio. He was active with sculptor Gutzon Borglum and arts patron Clara Driscoll in persuading the San Antonio City Council to protect the buildings and grounds of the Alamo.

Ellis Albaugh's principal work in his home city of San Antonio consisted of residential projects. After World War II he moved to Brownsville where he was engaged in numerous public projects, including the restoration and expansion of the landmark City Hall and the Farmers Market.

COMMISSION ACTION:

Approval of a Finding of Historic Significance for 708 Fredericksburg Road.



Shanon Peterson Wasielewski
Historic Preservation Officer

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009163 HS

Address: 708 Fredericksburg Rd.

Existing Zoning: C-3NA NCD-5 / O-2 NCD-5 **Requested Zoning:** HS C-3NA NCD-5 / O-2 NCD-5

Registered Neighborhood Association(s): Beacon Hill Neighborhood Association

Neighborhood/Community/Perimeter Plan: Midtown Neighborhoods Plan

Future Land Use for the site: Mixed Use / Low Density Residential

Analysis:

The subject parcel is approximately 0.2174 acres with an existing structure located on the property. 708 Fredericksburg Road is located in the northeast quadrant formed by the intersection of W. Ashby Pl. and Fredericksburg Road. The City of San Antonio Office of Historic Preservation is seeking a zoning change from C-3NA NCD-5 / O-2 NCD-5 to HS C-3NA NCD-5 / O-2 NCD-5 in order to designate this property with a historic significance status.

The future land use in the Midtown Neighborhoods Plan designates this property as Mixed Use / Low Density Residential. The Midtown Neighborhoods Plan also designates the adjacent properties to the east and to the north as Low Density Residential, and properties to the west and to the south as Mixed Use.

Preservation of the historic character of the neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro was clearly stated as Goal 1 on page 1 in the plan.

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the Midtown Neighborhoods Plan. Designating this property as HS C-3NA NCD-5 / O-2 NCD-5 will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

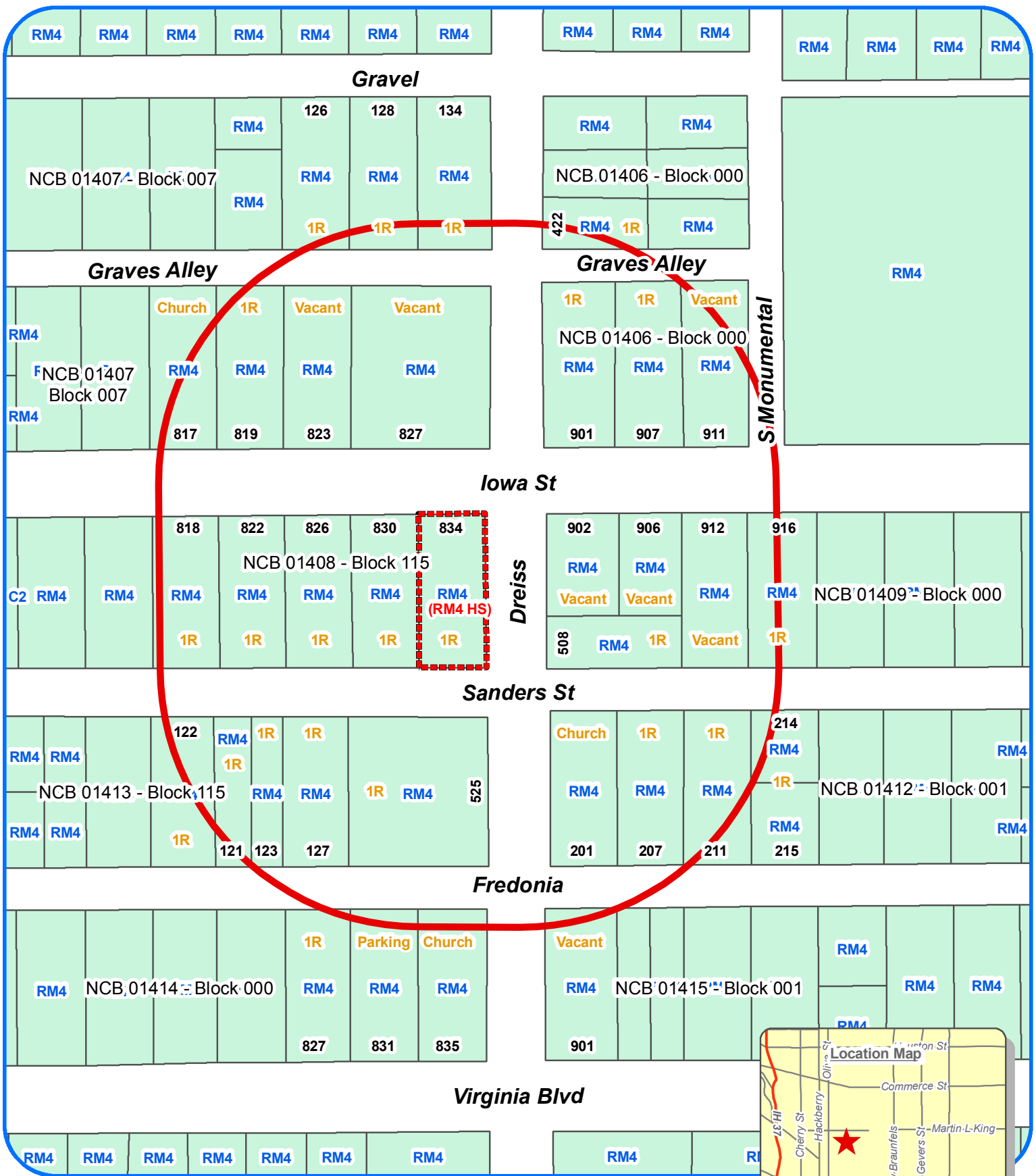
Reviewer: John Osten

Title: Sr. Planner

Date: 09/29/2009

Manager Review: Nina Nixon-Mendez

Date: 09/29/2009



Zoning Case Notification Plan

Case Z-2009-164 HS

Council District 2

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 01408 - Block 115 - Lot 9

Legend

- Subject Property (0.1370 Acres)
- 200' Notification Buffer
- Current Zoning
- Requested Zoning Change
- 100-Year DFIRM Floodplain

TEXT
(TEXT)



Planning & Development Services Dept
City of San Antonio
(10/01/2009 - E Hart)

CASE NO: Z2009164 HS

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 2

Ferguson Map: 617 B7

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Edith A. Stockhardt

Zoning Request: From "RM-4" Residential Mixed District to "HS RM-4" Historic Significant Residential Mixed District.

Property Location: Lot 9, Block 115, NCB 1408

834 Iowa Street

On the southwest corner of Iowa Street and Dreiss Street

Proposal: To designate Historic Significant

Neigh. Assoc. Denver Heights Neighborhood Association

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Approval

The subject property is part of the original 1936 City Limits and has frontage on Iowa Street, a local street. The subject property is 0.1370 of an acre in size and is located on the southwest corner of Iowa Street and Dreiss Street. The existing single-family dwelling measures approximately 2216 square feet, and was constructed in 1925. The structure was constructed prior to the application of city zoning regulations and is currently vacant. Upon the adoption of the 2001 Unified Development Code, the previous zoning "R-2" Two Family Residence District converted to the current "RM-4" Residential Mixed District. Surrounding zoning includes "RM-4" Residential Mixed District to the west, across Iowa Street to the north, across Dreiss Street to the east and south across Sanders Street.

The property owner is requesting approval of Finding of Historic Significance for the residence at 834 Iowa Street. The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. The residence is an Asian-influenced bungalow style structure and one of only a handful identified within San Antonio. On August 19, 2009, the Historic and Design Review Commission agreed with Historic Preservation Staff and is recommending approval of a finding of Historic Significance. Acting as the applicant for the zoning case, the Historic Preservation Office requests a zoning change to "HS RM-4" Historic Significant Residential Mixed District. There is no proposed change to the land use of the subject property. The Historic character and value of the Denver Heights neighborhood was recognized by the Arena District/Eastside Community Plan (page A-18). Preservation of the historic character of the neighborhood is essential for the integrity of this neighborhood (page 32).

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE NO: Z2009164 HS

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

Z2009164 HS



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

August 19, 2009

HDRC CASE NO: 2009-251
ADDRESS: 834 Iowa
LEGAL DESCRIPTION: NCB 1408 Block PT115 Lot 9
PUBLIC PROPERTY:
HISTORIC DISTRICT:
LANDMARK NAME:
APPLICANT: Edith Stockhardt 302 King William
OWNER: Edith Stockhardt
TYPE OF WORK: Finding of Historic Significance
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of Finding of Historic Significance for the residence at 834 Iowa Street.

STAFF RECOMMENDATION

This request for finding of historic significance has been initiated by the owner of the residence. Staff recommends approval of this request based on the following statement of significance:
The Asian-influenced bungalow at 834 Iowa Street was constructed c. 1925 and is within the Denver Heights neighborhood. The property is located on a prominent residential corner at the intersection of Iowa and Dreiss Streets. According to deed research, the property and house were owned by Dr. Charles Austin (C.A.) and Pearl Augusta Whittier. A 1925 lien to Ed Steves and Sons lumber company suggests that the house was constructed that year. The property remained within the Whittier family until 2004 when it was sold, and the current owner purchased the property in 2005.

The residence is an Asian-influenced bungalow and one of only a handful identified within San Antonio. American interest in the Orient, and particularly Japan, increased in the mid-nineteenth century with Commodore Perry's opening of Japan to trade in 1854. Asian designs such as the Japanese Houden Exhibit at the Columbian Exposition in Chicago in 1893 and the Japanese Garden at the Louisiana Purchase Exposition in St. Louis in 1904 further stimulated an interest in Oriental design in the United States. Bungalow Magazine featured a pagoda-inspired bungalow on its January 1910 cover, and many catalogs offered "Asian-influenced" home plans in the early decades of the 20th century. Influential architect Frank Lloyd Wright was interested in Japanese architecture and helped promote elements of Asian design. The Asian-influenced bungalow style was most popular in California, but examples were constructed across the United States in the late nineteenth and early twentieth centuries.

Asian-influenced features on the 834 Iowa Street residence include the upward curving gable peaks, the curved rafter tails and porch supports over the piers, and the decorative open framework in the gable ends, indicative of Japanese screens. The house is featured in Texas Houses Built By the Book: The Use of Published Designs, 1850-1925 by Margaret Culbertson. According to the author, the design of the house appeared to have been inspired by "Design No. 634 of Seattle architect Jud Yoho" whose 1916 Craftsman Bungalows book "described the design's curved rafters and brackets as 'derived from the architecture of Japan and China.'" A photo of Yoho's design reveals many similarities between the two houses, although the plan of the Iowa Street house is reversed, with the porch at the opposite corner of the façade. Dr. C. A. Whittier (1894-1969), the longtime owner and resident of the property, was an African American

physician who operated the Whittier Clinic on the city's east side at 928 Crockett Street. The former clinic is currently a local landmark. Dr. Whittier was born in Waskom, TX, graduated from medical college in Nashville, TN in 1917, and started a private medical practice in Victoria, TX before moving to San Antonio in 1919. He established the Whittier Clinic in 1927 to serve the east side African American community and provided medical treatment and in-patient surgery.

Dr. Whittier was politically active locally, statewide, and nationally throughout his life. He was the first African American "to apply for membership with the Bexar County Medical Society, the Texas Medical Society, and the American Medical Association."2 He served as State Director of the NAACP Legal Defense League, the Lone Star Medical Association, and the Commission on Medical Economics.

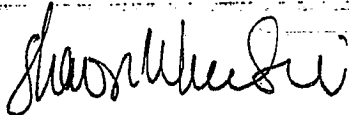
ELIGIBILITY:

Dr. Whittier's home at 834 Iowa is an outstanding example of a unique style of Bungalow not typically found within the city. Its prominent location along a major residential corridor makes it a recognizable feature of the city's east side. The remarkable C.A. Whittier House meets the following criteria for local landmark designation (Historic Exceptional):

- Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation: Dr. C.A. Whittier [35-607(b)(3)];
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials: Asian-influenced bungalow [35-607(b)(5)];
- Its unique location of singular physical characteristics that make it an established or familiar visual feature: corner location on residential thoroughfare [35-607(b)(7)];
- Its historical, architectural, or cultural integrity of location, design, materials, and workmanship [35-607(b)(8)]; and

FINAL APPROVAL:

Finding of Historic Significance



Shanon Peterson Wasielewski
Historic Preservation Officer

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009164 HS

Address: 834 Iowa

Existing Zoning: RM-4

Requested Zoning: HS RM-4

Registered Neighborhood Association(s): Denver Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan: Arena District/Eastside Community Plan

Future Land Use for the site: Medium Density Residential

Analysis:

The subject parcel is approximately 0.1370 acres with an existing structure located on the property. 804 Iowa Street is located in the southwest quadrant formed by the intersection of Iowa Street and Dreiss Road. The City of San Antonio Office of Historic Preservation is seeking a zoning change from RM-4 to HS RM-4 in order to designate this property with a historic significance status.

The future land use in the Arena District/Eastside Community Plan designates this property as Medium Density Residential use. The Arena District/Eastside Community Plan also designates the adjacent properties to the east, west and south as Medium Density Residential. Properties to the North are within the Downtown Plan and designated as Residential land use.

Historic character and value of Denver Heights neighborhood was recognized by the plan (page A-18). Preservation of the historic character of the neighborhood is essential for the integrity of this neighborhood (page 32).

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the Arena District/Eastside Community Plan. Designating this property as HS RM-4 will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

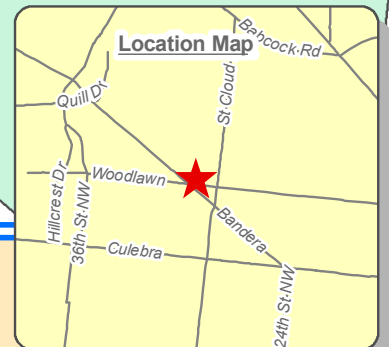
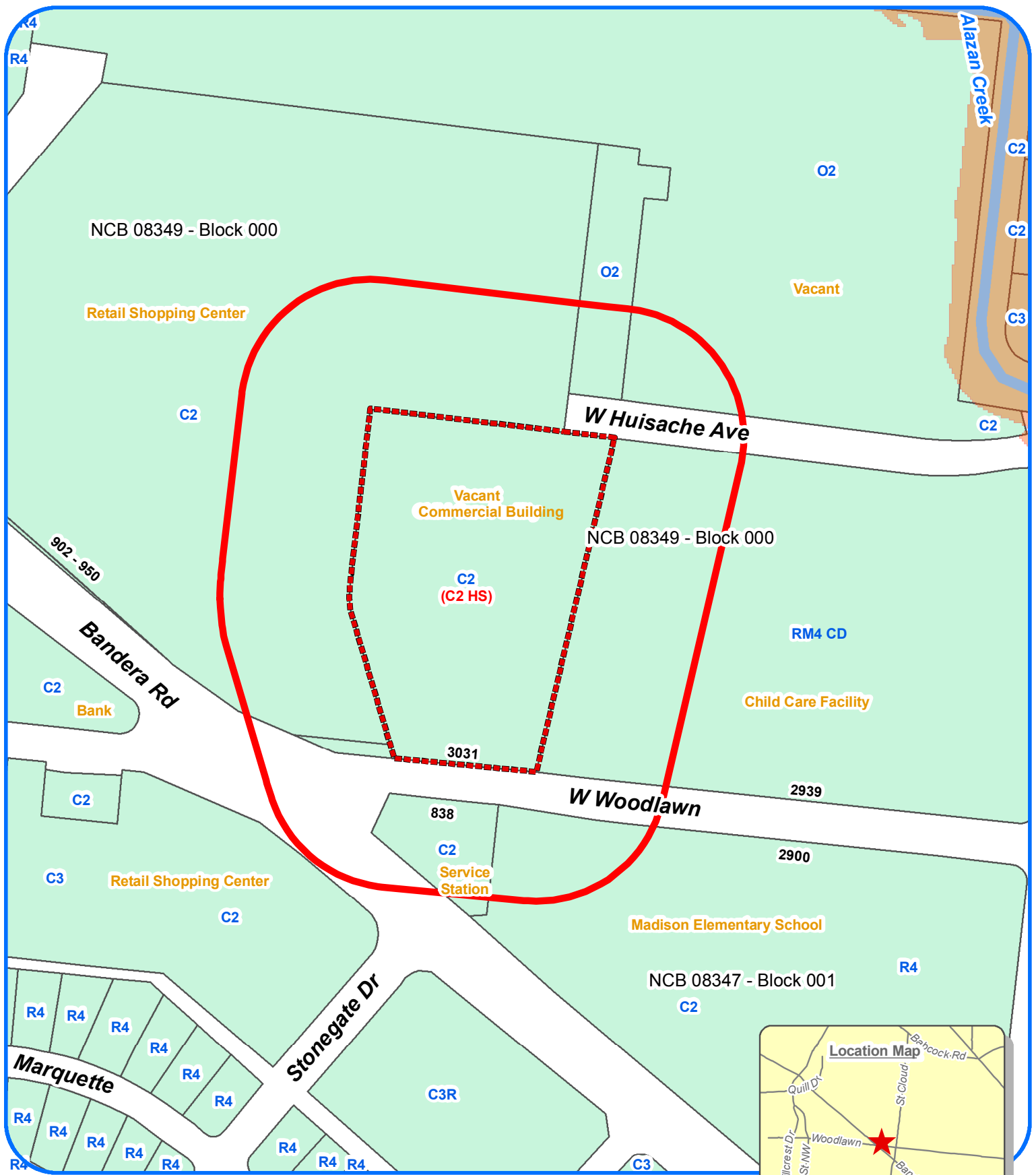
Reviewer: John Osten

Title: Sr. Planner

Date: 09/29/2009

Manager Review: Nina Nixon-Mendez

Date: 09/29/2009



Zoning Case Notification Plan

Case Z-2009-165 HS

Council District 7

Scale: 1" approx. = 200 Feet

Subject Property Legal Description(s): NCB 08349 - Block 000 - NE 522.0 ft of Lot 6

Legend

- Subject Property (3.9062 Acres)
- 200' Notification Buffer
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain



Planning & Development Services Dept
City of San Antonio
(10/01/2009 - E Hart)

CASE NO: Z2009165 HS

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 7

Ferguson Map: 581 A8

Applicant Name:

Owner Name:

City of San Antonio Historic Preservation
Office

Fur-Jac Associates % J. G. Management

Zoning Request: From "C-2" Commercial District to "HS C-2" Historic Significant Commercial District.

Property Location: The northeast 522 feet of Lot 6, NCB 8349

3031 West Woodlawn Avenue

On the northside West Woodlawn Avenue, west of the intersection of Bandera Road
and West Woodlawn Avenue

Proposal: To designate Historic Significance

Neigh. Assoc. Donaldson Terrace Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Approval.

The subject property is 3.9062 acres in size and is located on the north side of West Woodlawn Avenue, east of the intersection of Bandera Road and West Woodlawn Avenue. The existing structure measures approximately 43,846 square feet, and was constructed in 1925. Historically, the structure was the original site for the Protestant Home for Destitute Children, a home for needy and orphaned children; however, it is currently vacant. The subject property was annexed in October of 1944. The parcel was zoned "B" Residence District at annexation. In August of 1959, the parcel was part of a larger rezoning that was granted a zoning change from "B" Residence District to "F" Local Retail. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to the current "C-2" Commercial District. Surrounding zoning includes "RM-4 CD" Residential Mixed District with a Conditional Use for a Specialized Child-Care Institution to the east and "C-2" Commercial District to the west and north.

The owner of the subject property is aware the Historic Preservation Office is seeking to designate the property as Historic Significant. The Historic Preservation Office recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On September 2, 2009, the Historic and Design Review Commission agreed with Historic Preservation Staff and is recommending approval of a finding of Historic Significance. A Resolution was approved by City Council on September 17, 2009, directing the Planning and Development Services Department to initiate a zoning change to designate 3031 West Woodlawn Avenue as Historic Significance. Acting as the applicant for the zoning case, the Historic Preservation Office requests a zoning change to "HS C-2" Historic Significant Commercial District. The structure is an excellent example of the Colonial Revival Style and was designed by noted architect Carleton W. Adams of the San Antonio firm Adams & Adams. The Near Northwest Community Plan has recommended the preservation of the historic character of the structures in the neighborhood (Action Step 3.3.2 on page 31).

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark

CASE NO: Z2009165 HS

Final Staff Recommendation - Zoning Commission

designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Pedro Vega 207-7980

Z2009165 HS



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

September 02, 2009

HDRC CASE NO: 2009-272

ADDRESS: 3031 W. Woodlawn

LEGAL DESCRIPTION: NCB 8349 BLK 0 LOT 6

APPLICANT: City of San Antonio Historic and Design Review Commission
1901 S. Alamo

OWNER:

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The Historic and Design Review Commission has requested that staff prepare a case for 3031 W. Woodlawn be considered for Finding of Historic Significance.

RECOMMENDATION:

Staff is waiting for permission from the property owner to go on site to inventory the buildings. A report from this site visit will be given at the HDRC meeting.

Staff recommends a finding of historic significance based on the following statement:


The property at 3031 W. Woodlawn is significant for its architecture and historical associations. This building is a distinguishing feature in the neighborhood due to its size, location, and history. Although the building is now vacant, the exterior appears to be in good condition and most of the original architectural details and materials remain intact. The imposing two-story brick structure features a full-height curved portico with columns and balustrade on the façade and smaller columns at the recessed front entrance. The main block is flanked by two-story wings extending at 45-degree angles from either side. The building is an excellent example of the Colonial Revival Style and was designed by noted architect Carleton W. Adams of the San Antonio firm Adams & Adams. C.W. Adams is widely recognized for his many outstanding architectural designs for large commercial and public structures scattered throughout south Texas. He is perhaps best recognized for his design of Jefferson High School in San Antonio in 1930.

This building was the original site for the Protestant Home for Destitute Children (PHDC). Construction began in 1924 and was completed in 1925. At its dedication, and to commemorate the \$250,000 the people of San Antonio raised for its construction, a copper box time capsule was placed in a wall, hidden behind a plaque. The time capsule, which had been welded shut, was opened in July 2004. The contents included sections of the Sept. 11th & 13th, 1925 editions of the San Antonio Express, a Bible, coins, a history of the capital campaign, donor lists, and the names of children, physicians, and board members.

The PHDC traces its roots back to 1886 when 13 women met at the Maverick Hotel to establish a home for needy and orphaned children. A state charter was obtained in 1887 under the name 'Home for Destitute Children'. In 1888 the name was changed to the PHDC. The original location was moved from Sixth St. to 815 San Pedro. In 1890, the group moved to a larger home at 802 Kentucky in order to accommodate the growing number of children. In 1924, the capital campaign was started for a new building to be constructed on 50 acres off of Woodlawn Avenue. By October of that year, the group had served 3,414 children at its previous facilities. The PHDC opened at 3031 W Woodlawn Avenue in 1926, where the children worked on the grounds at the farm raising 13 cows, several pigs and 200 chickens. In 1927, the charter was amended to change the name to Protestant Orphans Home of San Antonio. In 1950 the name was changed again to Protestant Children's Home for San Antonio (PCHSA).

COMMISSION ACTION:

Approval of a finding of historic significance for the main building and the outbuilding in photo #15 in the exhibit provided by staff at the hearing.



Sharon Peterson Wasielewski
Historic Preservation Officer

A RESOLUTION **2009-09-17-0031 R**

**DIRECTING THE PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT TO INITIATE A ZONING DISTRICT BOUNDARY CHANGE
TO DESIGNATE 3031 W. WOODLAWN AS HISTORIC SIGNIFICANT
(DISTRICT 7).**

* * * * *

WHEREAS, the Historic and Design Review Commission approved a finding of Historic Significance and the Office of Historic Preservation is requesting concurrence from City Council to move forward with the Historic Designation of 3031 W. Woodlawn; and

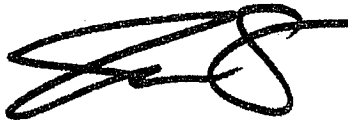
WHEREAS, City Council desires to initiate a change in the zoning district boundary of property to a zoning district compatible with current use and the surrounding area in accordance with Chapter 211 of the Texas Local Government Code and Article III of the San Antonio Unified Development Code; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

Section 1. The City Council hereby directs city staff to initiate a change in the zoning district boundary of property located at 3031 W. Woodlawn for Historic Designation.

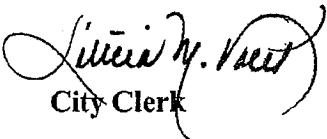
Section 2. This resolution shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 17th day of September, 2009.

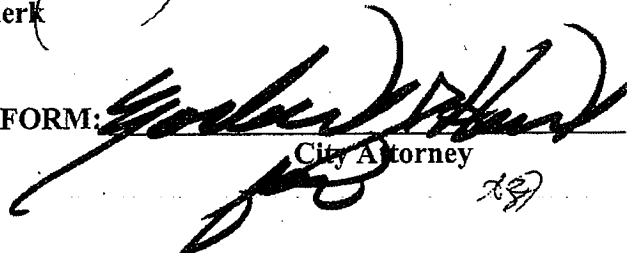


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009165 HS

Address: 3031 W. Woodlawn

Existing Zoning: C-2

Requested Zoning: HS C-2

Registered Neighborhood Association(s): Donaldson Terrace Neighborhood Association

Neighborhood/Community/Perimeter Plan: Near Northwest Community Plan

Future Land Use for the site: Mixed Use

Analysis:

The subject parcel is approximately 3.9062 acres with an existing structure located on the property. 3031 W. Woodlawn is located in the far northeast quadrant formed by the intersection of Bandera Road and W. Woodlawn. The City of San Antonio Office of Historic Preservation is seeking a zoning change from C-2 to HS C-2 in order to designate this property with a historic significance status.

The future land use in the Near Northwest Community Plan designates this property as Mixed Use. The Plan also designates the adjacent properties to the west and to the north as Mixed Use, property to the east High Density Residential and property to the south as Public Institutional.

The Near Northwest Community Plan has recommended the preservation of the historic character of the structures in the neighborhood (Action Step 3.3.2 on page 31) on the plan.

The approval of this zoning case keeps in spirit with the plan, goals and objectives of the Near Northwest Community Plan. Designating this property as HS C-2 will aid in further preserving the architectural and historical character of this area of our community.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency not required because base zoning not changing

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: John Osten

Title: Sr. Planner

Date: 09/29/2009

Manager Review: Nina Nixon-Mendez

Date: 09/29/2009

CASE NO: Z2009166 S

Final Staff Recommendation - Zoning Commission

Date: October 20, 2009

Council District: 1

Ferguson Map: 582 E6

Applicant Name:

Oscar Carielo

Owner Name:

Daniel Rodriguez

Zoning Request: From "RM-4" Residential Mixed District to "C-3 S" General Commercial District with a Specific Use Authorization for a Contractor's Facility.

Property Location: 1.113 acres out of NCB 8559 and NCB 8560

2518 Belknap Street

On the east side of Belknap between Agnes Drive to the north and Earl Street to the south.

Proposal: To allow a Contractor's Facility

Neigh. Assoc. Edison Neighborhood Association

Neigh. Plan North Central Neighborhoods Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property is located on the east side of Belknap, south of Agnes Drive. The subject property is 1.113 acres and is occupied by a commercial building that measures approximately 3800 square feet. The property is adjacent to R-5 and RM-4 zoning to the north and west and C-3 zoning to the south. The surrounding land uses consist of residential dwellings to the north and west, commercial uses to the south and the Union Pacific Railroad right-of-way to the east. The City of San Antonio previously operated a contractor's facility at this location.

The applicant/ new owner is requesting a zoning change to allow a contractor's facility. The future land use designation for the subject property is Low Density Residential. The requested C-3 designation is not consistent with the North Central Neighborhoods Community Plan. A Plan Amendment is required in order to rezone the subject property to C-3. The applicant has filed an application for a plan amendment and this request will be heard by the Planning Commission on October 14, 2009.

The requested C-3 zoning would not be compatible with the surrounding zoning districts and current uses along Belknap. C-3 zoning would be most appropriate at the intersections of major thoroughfares, arterials or commercial nodes. Further, single-family dwellings exist to the north and west of the subject property. In order to provide sustainable development, land uses should transition from more intense uses to less intense uses. Given the uses permitted within the requested zoning district and the adjacent residences, C-3 would be too intense at this location.

In the event that Zoning Commission wants to recommend a commercial use at this location, a C-2 CD would permit the requested contractor facility and would prohibit many of the more intense C-3 uses which would adversely affect the residential dwellings adjacent to the subject property. The application of a conditional use provides an opportunity to limit the impact of the proposed use on surrounding properties. The C-2 CD zoning

CASE NO: Z2009166 S

Final Staff Recommendation - Zoning Commission

classification would limit the scope of use allowed and restrict future occupancy should the use cease for an extended period of time.

CASE MANAGER : Brenda Valadez 207-7945

[illegible]

IMPERVIOUS COVER SUMMARY		
IMPERVIOUS COVER	SQ. FT.	ACRES
BUILDING #1:	4,882	0.11
BUILDING #2:	2,769	0.07
BUILDING #3:	990	0.02
PARKING:	25,096	0.58
FLATWORK:	1,846	0.04
TOTAL IMPERVIOUS COVER:	35,585	0.82

CURRENT USE: COMMERCIAL CONTRACTOR FACILITY
INTENDED USE: COMMERCIAL CONTRACTOR FACILITY

OWNER'S STATEMENT











I, OSCAR CARILLO, THE PROPERTY OWNER'S AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

PARKING TABULATION	
27	REGULAR PARKING SPACES
2	ACCESSIBLE SPACES
3	TRAILER SPACES
32	TOTAL PARKING SPACES



SCALE: 1" = 20'

LEGEND

- | | |
|---|--|
|  | SET 1/2" IRON PIN W/ CAP
MARKED (THE ENT SA TO) |
|  | FOUND 1/2" IRON PIN |
|  | EXISTING FENCE |
|  | PROPOSED FENCE |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING LANDSCAPE SURFACE |
|  | PROPOSED CONCRETE CURB |
|  | PROPOSED CONCRETE SURFACE |
|  | EXISTING TREE |
|  | PROPOSED LANDSCAPING |

CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	237.357°	15.00'	3.00'	8.00'	S34°24'18"Y	8.00'
C2	145.50°35"	50.00'	162.75'	127.27'	N84°17'25"Y	85.50'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	23°57'	15.00'	3.00'	8.00'	S34°24'18"E	8.00'
C2	145°50'35"	50.00'	182.75'	127.27'	N84°17'25"E	85.50'

FOR THE UNITED STATES OF AMERICA:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----



ENTERPRISES
CORPORATED FROM 1967
TAYLOR, ED., SUTHER
THOMAS, THOMAS TAYLOR
E. C. C. 800-813
X. C. C. 800-813



TECHNICAL SERVICES

SITE PLAN

CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS
(1) I, _____, A Notary Public in and for the State of Texas, do hereby certify that _____
_____ is duly qualified as a Justice of the Peace under the laws of the State of Texas.

Notary Public in and for the State of Texas
My Commission Expires _____

Notary Seal - Notary Signature

DR A W N HY: d n s d M. I. W

CHECKED BY: D.S.O.

DATE: 9-22-2009
PROJECT NO: 060172-04

SHEET

1 of 1

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2009166

Address: 2518 Belknap

Existing Zoning: RM-4 **Requested Zoning:** C-3 S (with a specific use authorization for a contractor) facility

Registered Neighborhood Association(s): None.

Neighborhood/Community/Perimeter Plan: North Central Neighborhoods Community Plan

Future Land Use for the site: Low Density Residential

Analysis:

The 1.113 acre subject property is currently zoned RM-4, and is developed with paved parking surface and sheds. There is an existing duplex immediately adjacent to the northwest corner of the property. The properties to the north and west are classified as Low Density Residential while the properties to the south and east are classified as Neighborhood Commercial.

The North Central Neighborhoods Community plan designates the future land use for the property as Low Density Residential. Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density and supports compatible infill development.

Rezoning the subject property will require an amendment to change the future land use classification from Low Density Residential to Regional Commercial. The Regional Commercial land use classification includes high density land uses that draw their customer base from a larger region. Regional Commercial uses are typically located at intersection nodes of major arterial highways and expressways or along transit system nodes. Additionally, the commercial nodes are typically twenty acres or greater in area. The subject property is not located at an intersection with a major arterial highway and is not adjacent to a transit system node. Its location within an established residential area could also pose traffic problems for nearby residents. A plan amendment has been submitted. Staff recommends denial of the request as submitted.

☐ Request conforms to Land Use Plan

☒ Request does not conform to Land Use Plan

☐ Consistency not required because base zoning not changing

Other Comments:

Staff Recommendation:

☐ Approval

☒ Denial as submitted

☒ Alternate Recommendation

Alternate Recommendation: NC, C-1, and O-1 with a plan amendment to Neighborhood Commercial land use.

Reviewer: Tyler Sorrells

Title: Planner

Date: 9/30/09

Manager Review: Nina Nixon-Mendez

Date: 10/01/09

11/06/08

Comprehensive Planning Program



Zoning Commission Briefing
October 20, 2009

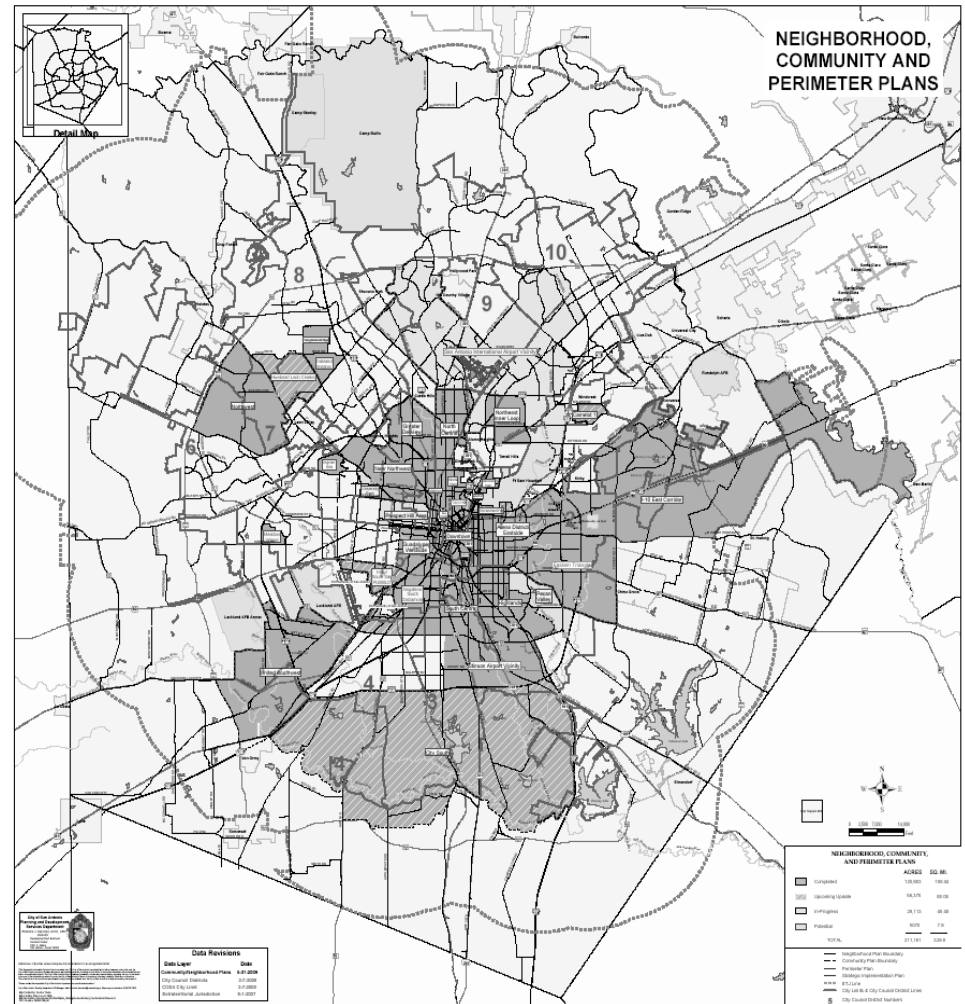
Background

- ? Comprehensive Planning enabled by Texas Local Government Code, Chapter 213
- ? Neighborhood Planning Process established 1983
- ? City Master Plan Policies, adopted 1997
 - Broad long range goals/policy statement
- ? Community Building and Neighborhood Planning Program, adopted 1998
- Comprehensive Planning Program, 2009



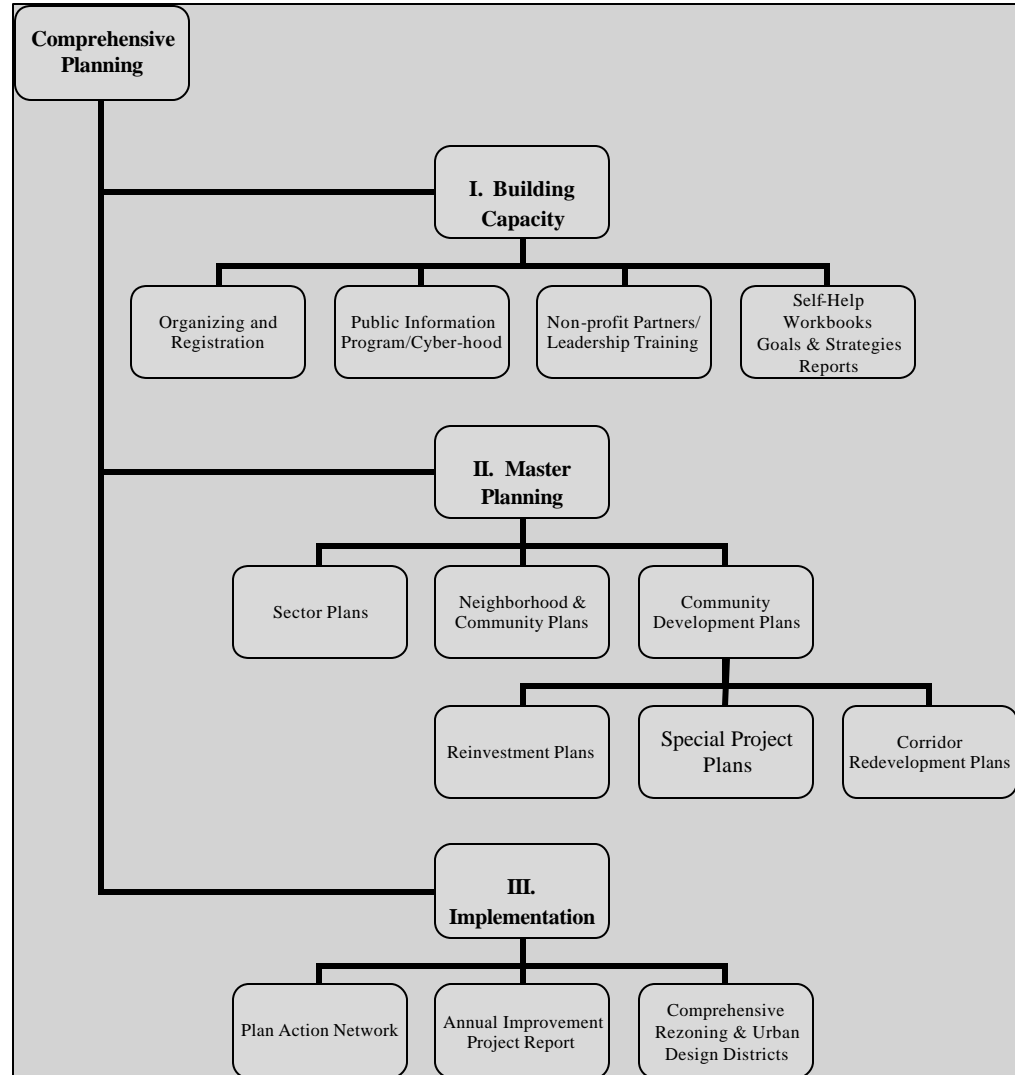
Accomplishments

- 27 new plans
- 23 plan updates
- Plans/Updates cover population of 598,480 and 285.9 square miles
- 403 Neighborhood Associations Registered



Policy Revisions

- Capacity Building
 - Registration
- Master Planning
 - Plan Hierarchy/Types
- Implementation
 - ? Plan Action Network
- Workload Prioritization
 - ? Program of Work adopted through budget process based on selection criteria
 - ? Request for Services



Capacity Building

- Registration (Appendix B)
 - Minimum size – 50 housing units (vs. 1 sq. mi.)
 - Allowing voluntary associations to overlap boundaries if all parties are in agreement
 - Partnership Organizations can register a boundary– NCR, COP, etc.
 - One Year Inactive Status/Removal From Registry
 - Grievances governed by Association's bylaws; city does not intervene; referrals to Bexar County Dispute Resolution Center

Master Plan Types and Hierarchy

Plan	Hierarchy	Level	Adoption Process
Master Plan Policies	Overarching	0	Policy Document
Citywide Functional Plans	Functional	1	Chapter/Element
Sector Plans (formerly Perimeter Plans)	General	2	Chapter/Element May be superseded by a Level 3 or 4 Plan
Neighborhood & Community Plans	Specific	3	Chapter/Element May supersede a Level 2 Plan Neighborhood Plan supersedes Community Plan
Community Development Plans	More Specific	4	Chapter/Element May supersede a Level 2 or 3 Plan

Level 4 - Community Development Project Plans

- Site specific recommendations/guidelines for areas concerning current/future city initiatives
- Reinvestment Plans – areas inside Loop 410, within the original city limits (36 square miles), Fort Sam Houston area of influence, or TIF/TIRZ areas
- Specific Project Plans – areas associated with development or expansion of a public facility (airport, police station, multimodal center, etc.)
- Corridor Redevelopment Plans – address land use and redevelopment strategies; may be developed in conjunction with a corridor overlay district

Implementation

- Plan Action Network
 - Memorandum of Understanding creates Plan Action Team
 - Meets at least twice a year and provides on-going community advocacy
 - Participates in commission public hearings
 - Prioritizes projects annually for City Council's reference (AIPR)
 - Develops partnerships and organizes projects
 - Staff liaison assigned to Plan Action Team
 - Implemented through new planning and plan update processes

Work Load Prioritization

- Master Plans
 - Initiated in accordance with Work Program adopted through the annual budget process
 - Establishes criteria for City-initiated plans

a.	Showcase of Affordable Homes and adjacent surrounding area
b.	Neighborhood Commercial Revitalization (NCR) or Partnership program area
c.	Comprehensive Rezoning initiative
d.	Tax Increment Reinvestment Zone area
e.	Community Development Reinvestment Initiatives initiated by the Community Development Advisory Committee
f.	City initiated Sector Plans
g.	Joint Land Use Study areas
h.	Areas with current or planned municipal investments (libraries, fire stations, service centers, etc.)
i.	Areas formally developing/designating Neighborhood Conservation, Corridor or Historic Districts
j.	Areas formally rezoning to Arts and Entertainment Districts, Form Based Zoning Districts, or Flex Zoning Districts
k.	Neighborhood planning areas that do not currently have an adopted land use plan (most of these were adopted prior to 1997)

Request for Services

- On-going assessment process to deliver planning and capacity building services
 - Replaces call for applications process
 - Allows community based groups to be considered for services
 - Community initiated plans that are awarded services will be included in the following year's work program considered with the budget adoption process
 - Capacity building services (neighborhood formation, reorganization, by-laws development, etc.) will be offered as part of the annual work program

Policy Review

- Public Outreach:
 - ? Draft On Department Web site
<http://www.sanantonio.gov/planning/neighborhoods/CBNP.asp>
 - ? Mailing to all registered Neighborhood Associations, Community Organizations, and Planning Teams
 - ? Copies provided at the Capacity Building workshops at Community Development Summit (Sept. 09)
 - ? Booth at the Neighborhood Resource Center Annual Conference (Sept. 09)
 - ? With adoption of this policy all plans, plan updates, and plans amendments adopted prior to the policy revision will remain in effect (Appendix F)

Next Steps

- Planning Commission Briefing (today)
- Zoning Commission Briefing (Oct. 20)
- Planning Commission Public Hearing & Consideration of Resolution (Oct. 28)
- City Council consideration (Dec. 3)

Contacts:

Nina Nixon-Mendez, 207-2893

Nina.Nixon-Mendez@sanantonio.gov

Andrea Gilles, 207-2736

Andrea.Gilles@sanantonio.gov

Loretta Olison, 207-7919

Loretta.Olison@sanantonio.gov

CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

TO: Members of the Zoning Commission

FROM: Roderick Sanchez, AICP, CBO, Director
Planning & Development Services

COPY: T.C. Broadnax, Assistant City Manager

SUBJECT: UDC Amendment: Building Heights

DATE: October 20, 2009

Summary

A proposed amendment to Chapter 35 of the City Code, the Unified Development Code ("UDC"), relative to building heights adjacent to single-family residential land uses.

Background:

The Planning & Development Services Department (PDSD) staff received a Council Consideration Request (CCR) dated June 18, 2009 to institute a notification process to neighborhoods where commercial building permits for structures of 25 feet in height or greater were submitted for approval. Staff took this item to the City Council's Governance Committee on August 19 and which time staff was given direction to develop an alternative to the CCR by looking at a previously proposed amendment that was pulled by City Council during the January 15, 2009 consideration of the 2008 UDC Biennial Update Program. The Technical Advisory Committee (TAC) initiated the previous amendment during discussion of the creation of the new O-1.5 mid-rise office district on July 28, 2009 and recommended its approval on August 11, 2008. Both the Planning Commission and Zoning Commission subsequently approved the amendment as part of the Biennial Update without additional discussion. Since City Council pulled the amendment during their consideration of the Biennial Update staff did not bring the item back for additional discussion until the issuance of direction by City Council to revisit the item.

Through the review of the previously proposed amendment staff found several areas upon which to improve drafting of the text to better address the issue of building heights near residential uses and prevent widespread nonconformities from occurring. Unlike the 2008 proposal, the current proposal also offers the option to pursue additional building through the specific use authorization process ("S").

The TAC reviewed this item on October 5, 2009 and recommended approval.

Issue

The proposed amendment caps building within 100 horizontal feet of a residential district as

follows:

- 25 vertical feet for O-1, NC, C-1, C-2, MF-18 and MF-25 zoning districts
- 35 vertical feet for O-1.5, O-2, C-3, MF-33, MF-40 and MF-50 districts.

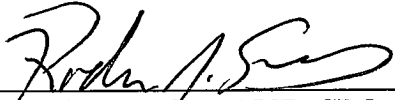
Where a building taller than such levels were proposed, an applicant could request a specific use authorization which requires a site plan, notification to property owners and neighborhood associations within 200 feet and public hearings of the Zoning Commission and City Council for approval. Mixed residential-commercial buildings, such as the Quarry Village development, with zoning such as MXD, UD or FBZD would not have the amended height limits of this ordinance.

Fiscal Impact

No impact to the City of San Antonio if the staff recommendation is adopted.

Recommendation

Staff requests that the Zoning Commission provide a recommendation to staff on the UDC amendment. Staff will forward the recommendation of the Zoning Commission to the City Council for consideration.



Roderick Sanchez, AICP, CBO, Director
Planning & Development Services

35-517 Building Height Regulations

(d) Setbacks for Height Increases.

(1) Any portion of a structure in any zoning district may be erected to exceed the height limit established in section 35-310.01, Table 310-1, provided that such portion is located back from the side and rear setback lines one (1) foot for each two-foot of height in excess of the height limit prescribed in such section unless otherwise or as prescribed in subsections (2) and (3), below ~~(hereinafter the "threshold height")~~, and further provided the height does not exceed the limitations of the airport hazard zoning regulations. Distance credits shall be allowed for space occupied by structures of conforming height extending from the setback lines, except as specified in Table 310-1(k). The requirements of subsection (2) and (3) shall only apply to permits for new construction submitted after December 31, 2009.

~~(2) The provisions of subsection (1) above, shall not apply to an "NC", "C-1", "C-2", or "O-1" zoning district abutting or within one hundred (100) feet, measured in a straight line, of a platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter.~~

(2) The maximum height of any portion of zoning district located within 100 feet of an established single-family residential use shall be in accordance with Table 517-1 below.

Table 517-1

<u>Zoning District</u>	<u>Maximum Height</u>
<u>O-1, NC, C-1, C-2, MF-18, MF-25</u>	<u>25 feet</u>
<u>O-1.5, O-2, C-3, MF-33, MF-40, MF-50</u>	<u>35 feet</u>

The height limits of Table 517-1 shall not apply where a residential use is separated from the above listed districts by a public right of way or dedicated easement of at least 50 feet in width. Further it is not the intent of this provision to apply where a property is zoned single family residential but not used for residential purposes, such as a church, school, park, golf course or is vacant. The measurement of 100 feet shall occur from the property line of the residential use to the structure in the zoning district subject to Table 517-1.

(3) For portions of a zoning district within 100 feet of a single family use where the height is limited by subsection (2) above, the allowable height may be increased through the Specific Use Authorization ("S") process.

Sec. 35-D101. General.

(e) Height Limitations in Former O-1 Districts.

~~Notwithstanding any provision of this chapter to the contrary, the height limitation on any tract or parcel zoned "O-1" prior to the adoption date of this chapter shall be subject to a thirty-five-foot height limitation until such tract is rezoned through a public hearing.~~



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2009 JUL -8 AM 8:31

TO: Mayor & City Council

FROM: Councilman Justin Rodriguez, District 7

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Erik J. Walsh, Assistant City Manager; Christopher D. Callanen, Assistant to City Council

SUBJECT: Request for Placement of Item on Governance Committee Meeting Agenda

DATE: June 19, 2009

Issue Proposed for Consideration

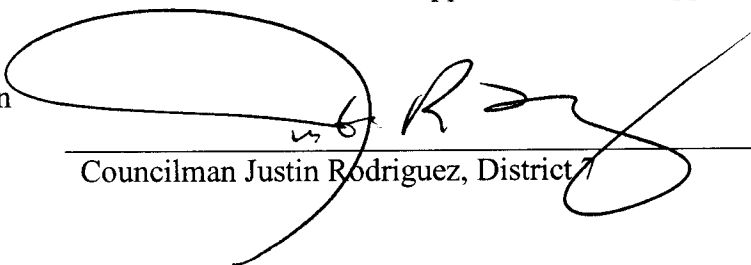
I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

To direct Development Services staff to implement a reasonable advance notification system of impending construction permit applications involving commercial structures of 25 feet or greater within the vicinity of a neighborhood and in situations where standard buffer/height requirements will not protect homeowners from visual encroachment. Such an implementation would consist of a notification process to all Neighborhood Associations and individual property owners within the vicinity of the proposed structure.

Brief Background

At the present time, notification to neighborhoods and community stakeholders is not required for proposed projects where privacy encroachment may be compromised. Such encroachment can devalue property and weaken community viability. Having such a notification system will allow an opportunity for stakeholders and development to work toward mitigation efforts and reasonable compromise of encroachment concerns. Your support is therefore appreciated.

Submitted for Council consideration
by:


Councilman Justin Rodriguez, District 7

Supporting Councilmembers' Signatures (4 only)

District No.

1.

10

2.

Mary Alice P. Cisneros

1

3.

David L. Medina Jr.

5

4.

Lucy R. Taylor

2

CITY COUNCIL GOVERNANCE COMMITTEE MEETING

Minutes

August 19, 2009

1:00 PM

Media Briefing Room

Council Present:	Mayor Julián Castro, <i>Chair</i> Councilmember Mary Alice Cisneros, <i>District 1</i> Councilmember Ivy Taylor, <i>District 2</i> Councilmember Philip Cortez, <i>District 4</i> Councilmember Justin Rodriguez, <i>District 7</i>
Staff Present:	Sheryl Sculley, <i>City Manager</i> ; T.C. Broadnax, <i>Assistant City Manager</i> ; Sharon De La Garza, <i>Assistant City Manager</i> ; Michael Bernard, <i>City Attorney</i> ; Leticia Vacek, <i>City Clerk</i> ; Roderick Sanchez, <i>Development Services Director</i> ; David Garza, <i>Housing & Neighborhood Services Director</i> ; David McCary, <i>Solid Waste Management Director</i> ; Xavier Urrutia, <i>Parks & Recreation Director</i> ; Norbert Hart, <i>Deputy City Attorney</i> ; Brandon Smith, <i>Office of the City Clerk</i>

CALL TO ORDER

Mayor Castro called the meeting to order.

I. Approval of minutes from the meeting of June 17, 2009

Councilmember Cortez moved to approve the minutes of the June 17, 2009 Governance Committee Meeting as submitted. Councilmember Rodriguez seconded the motion. The motion carried unanimously by those present.

II. Items requiring individual briefing(s): None scheduled

III. Council Consideration Requests

- A. Consideration of a request by Councilmember John G. Clamp, District 10, requesting an analysis and review of the City's right-of-way fee and the costs associated with the sale, closing, vacating and abandonment of city property for the purposes of adding an additional fee to toward the San Antonio Street Endowment Fund**

Staff recommends referral of this item to the Infrastructure & Growth Council Committee.

Sharon De La Garza reported that the City Council Request (CCR) pertained to fees administered by Capital Improvements Management Services (CIMS) for Lease Agreements and Cell Phone

Tower Agreements, and to the Public Works Department for Right-of-Way regulations. She stated that CIMS would be prepared to present an analysis to the Infrastructure and Growth Council Committee in Fall 2009. She noted that the disposition of additional funds, if any, would be a policy issue.

Mayor Castro asked if there was an opportunity to increase fees. Ms. De La Garza replied that CIMS Staff had done some research and may be able to increase fees. She stated that the Right-of-Way Ordinance could place address fee increases but that additional time was needed to consult with attorneys.

Councilmember Cisneros requested clarification of the intent of the Street Endowment Fund. Sheryl Sculley stated that it had been proposed that the interest from an Endowment Fund would be utilized long-term to maintain streets. She noted that the amount of time to achieve the concept was questionable and that additional time would be needed for further analysis. She concluded that additional work would be done on said item and that CIMS and Public Works would provide recommendations to the Infrastructure and Growth Council Committee.

Councilmember Cisneros moved to forward said item to the Infrastructure & Growth Council Committee. Councilmember Rodriguez seconded the motion. Motion carried unanimously.

B. Consideration of a request by Councilmember Justin Rodriguez, District 7, requesting Parks & Recreation and Solid Waste Department staff explore a comprehensive recycling pilot program at Woodlawn Lake Park, with the intent to eventually expand the program to all city parks and trailheads

Staff recommends referral of this item to the Quality of Life Council Committee.

Xavier Urrutia reported that staff was ready to proceed with engaging stakeholders in receptacle options and to review a centralized drop-off location. He stated that in addition to the program, outreach and education would be provided to park patrons to maximize the recycling effort. He added that staff would report to the Quality of Life Council Committee with the analysis and recommendations for full implementation.

Councilmember Rodriguez asked of the timeline for said item. Mr. Urrutia stated that staff was ready to proceed with the pilot program on November 14, 2009 at Woodlawn Lake Park to coincide with Texas Recycle Day. He noted that there would be a six-month evaluation period followed by a report to the Quality of Life Council Committee with a recommendation for city-wide implementation.

Councilmember Rodriguez moved to proceed with said item. Councilmember Cortez seconded the motion. Motion carried unanimously.

C. Consideration of a request by Councilmember Justin Rodriguez, District 7, requesting that Development Services staff implement a reasonable

advance notification system of impeding construction permit applications involving commercial structures of 25 feet or greater within the vicinity of a neighborhood and in situations where standard buffer/height requirements will not protect homeowners from visual encroachment

Staff recommends referral of this item to the Infrastructure & Growth Council Committee

Rod Sanchez stated that neighborhoods would be better served by the development of a standard set-back for buildings twenty-five feet or greater from single family homes. He noted that staff would like to resuscitate an amendment that was suggested during the last process and then proceed to the Infrastructure and Growth Council Committee and Zoning Commission before full Council consideration.

Councilmember Rodriguez moved to forward said item to the Infrastructure and Growth Council Committee. Councilmember Cisneros seconded the motion. Motion carried unanimously.

D. Consideration of a request by Councilwoman Jennifer V. Ramos, District 3, requesting the following:

- a. Consideration of a request by Councilwoman Jennifer V. Ramos, District 3, requesting city staff to implement a rebuttable Clause to the current illegal dumping ordinance.**

Michael Bernard stated that staff has worked with Councilmember Ramos and had developed some revisions to the illegal dumping ordinance that would address her concerns. He recommended said item be forwarded to the Quality of Life Council Committee for further discussion of said process.

Councilmember Cisneros moved to forward said item to the Quality of Life Council Committee. Councilmember Cortez seconded the motion. Motion carried unanimously.

- b. Consideration of a request by Councilwoman Jennifer V. Ramos, District 3, requesting city staff to provide an analysis and review of the City of San Antonio's fees associated with illegal dumping convictions. The analysis would allow consideration of redistricting a percentage of the existing fees or additional of a fee to go to the subsidizing costs associated with abatement of illegal dumping**

Staff recommends referral of this item to the Quality of Life Council Committee.

David Garza reported that staff had begun an analysis to determine the feasibility of addressing the issue effectively. He stated that staff would review the policies of other utility companies regarding illegal dumping and provide recommendations to the Quality of Life Council Committee.

Councilmember Cisneros moved forward said item to the Quality of Life Council Committee. Councilmember Rodriguez seconded the motion. Motion carried unanimously.

IV. Consideration of items for future meetings

Item not addressed.

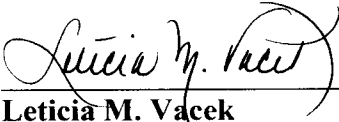
V. Adjourn

There being no further discussion, the meeting was adjourned at 2:00 p.m.

ATTEST:



Julián Castro
Mayor



Leticia M. Vacek
City Clerk